

ATTACHMENT A

RESOLUTION NO. _____

**RESOLUTION OF THE YOLO COUNTY BOARD OF SUPERVISORS AMENDING THE
YOLO COUNTY GENERAL PLAN TO RESCIND THE 2013 HOUSING ELEMENT AND
ADOPT THE 6TH CYCLE 2021-2029 UPDATED HOUSING ELEMENT, CONSISTING OF THE
HOUSING PLAN (POLICY DOCUMENT) AND BACKGROUND REPORT
AND
DETERMINE THE UPDATED 6TH CYCLE 2021-2029 HOUSING ELEMENT IS EXEMPT FROM
THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

WHEREAS, the County of Yolo (“County”) initiated the update of the 6th Cycle Housing Element to the 2030 Yolo Countywide General Plan in accordance with State law; and

WHEREAS, the County has prepared an updated 2021-2029 Housing Element, consisting of a Housing Plan (policy document) and Background Report, for amendment to the 2030 Yolo Countywide General Plan; and

WHEREAS, the Planning Commission held a public workshop on July 8, 2021, to receive comments regarding the draft Housing Element and associated Housing Plan and Background Report; and

WHEREAS, the Board of Supervisors (“Board”) held a public meeting on July 13, 2021, to receive a staff update on the progress of the Housing Element Update and accepted public comments; and

WHEREAS, on August 19, 2021, the Planning Commission held a duly noticed public hearing to receive public comments and voted unanimously to recommend adoption of the updated Housing Element; and

WHEREAS, the Board has reviewed the staff report and accompanying materials pertaining to the Housing Element documents, including the draft Housing Element Housing Plan (Exhibit A) and Housing Element Background Report (Exhibit B), and all other written and oral comments received in connection with the update; and

WHEREAS, the Board, based on oral testimony and documentary evidence submitted during the public hearing, now finds it proper to rescind the 2013 Housing Element, and adopt the updated 6th Cycle 2021-2029 Housing Element, and related amendments, and incorporate it into the County General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Yolo as follows:

1. The foregoing recitals are hereby true and correct.
2. The Board of Supervisors hereby rescinds the 2021 Housing Element, and adopts the updated 6th Cycle 2021-2029 Housing Element, and related amendments, including the revisions as recommended by staff.
3. The Board of Supervisors hereby amends the 2030 Yolo Countywide General Plan to include the updated 6th Cycle Housing Element, attached hereto as Exhibit A, Housing Plan, and Exhibit B, Background Report.
4. The Board finds that the actions as set forth in this Resolution are in the public interest and necessary to public health, safety, and welfare.
5. The Board of Supervisors has independently reviewed the 6th Cycle Housing Element, considered the information contained therein and all written and oral comments received on the update, and finds that the Housing Element update would not have the potential to result in a significant adverse environmental effect, which reflects the independent judgment and analysis of the Board of Supervisors
6. Accordingly, the Board of Supervisors finds that the update is an activity that is covered by the 'common sense exemption', as CEQA applies only to projects which would have the potential for causing a significant effect on the environment.
7. A Notice of Exemption shall be filed immediately after adoption of the General Plan Amendment to update the 6th Cycle Housing Element.

PASSED AND ADOPTED by the Board of Supervisors of the County of Yolo following a noticed public hearing on the _____ day of _____, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jim Provenza, Chair
Yolo County Board of Supervisors

ATTEST:
Julie Dachtler, Senior Deputy Clerk
Board of Supervisors

APPROVED AS TO FORM:
Philip J. Pogledich, County Counsel

By _____
Deputy (Seal)



By _____
Eric May, Senior Deputy Counsel

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II INTRODUCTION

Yolo County recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The Housing Element is one of the mandated elements of the County's General Plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements.

Consistent with State law, the purposes of this Housing Element are to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and to define the policies and actions that the community will implement to achieve the stated goals and objectives.

State law requires that the County accommodate its "fair share" of regional housing needs, which are assigned by the Sacramento Area Council of Governments (SACOG) for all jurisdictions in the 6-county region. SACOG established the 2021-2029 Regional Housing Needs Plan (RHNP) to assign each city and unincorporated county in the region its fair share of the regional housing need based on a number of factors established by State law (Government Code Section 65584) and regional housing burdens and needs. The objectives of the Regional Housing Needs Allocation (RHNA) are:

- Increase housing supply and the mix of housing types;
- Promote infill, equity, and environment;
- Ensure jobs housing balance and fit;
- Promote regional income equity; and
- Affirmatively further fair housing.

Beyond the income-based housing needs established by the RHNA, the Housing Element must also address special needs groups, such as seniors, persons with disabilities including developmental disabilities, single female parents, large families, farm workers, and homeless persons.

The Yolo County Housing Element consists of two documents: the 6th Cycle Housing Element Background Report and the 6th Cycle Housing Element Housing Plan (policy document). The Background Report provides information regarding the County's population, household, and housing characteristics, quantifies housing needs, addresses special needs populations, describes potential constraints to housing, addresses fair housing issues, and identifies resources available, including land and financial resources, for the production, rehabilitation, and preservation of housing. The Housing Element Background Report provides documentation and analysis in support of the goals, policies, programs (also referred to as actions), and quantified objectives in this Housing Element policy document.

CONTENTS

This 6th Cycle Housing Element Housing Plan is divided into the following sections:

I. Introduction

The Introduction provides a brief summary of the purpose of the Housing Element, describes the components of the Housing Element, and provides an overview of the community.

II. Public Participation

This section describes the outreach efforts that were taken to achieve community input from all segments of the population, including traditionally under-represented or disadvantaged populations, in the development of this Housing Element Update.

III. Housing Plan

The Housing Plan identifies the County's housing goals and establishes a framework to address each goal. The policies and actions address specific needs or constraints identified in the Background Report as well as the requirements of State law. The Housing Plan provides direction for future housing development, rehabilitation of existing housing, removal of constraints to housing production, fair housing, and increasing opportunities for energy conservation. Each topic includes an overarching goal with supporting policies and implementation actions to provide direction to decision-makers and assist in achieving the stated goal.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Plan:

- **Goal:** Is the guiding intent and purpose for current and future housing stock. A Goal is general in nature and represents a central County issue by outlining the ultimate purpose for an effort stated in a way that is general in nature and immeasurable.
- **Policy:** Specific statement of action that defines a clear commitment to achieve the Goal in which it was intended.
- **Action:** An action, procedure, program, or technique that carries out the policy. Actions are implementation programs that also specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment. The timeframe indicates the calendar year in which the activity is scheduled to be completed. These timeframes are general guidelines and may be adjusted based on County staffing and budgetary considerations.
- **Quantified Objective:** The number of housing units that the County expects to be constructed, conserved, or rehabilitated; or the number of households the County expects will be assisted through Housing Element actions and based on general market conditions during the timeframe of the Housing Element
- **"Affordable Housing"** refers to housing affordable to extremely low, very low, and low income households.

COMMUNITY OVERVIEW

Yolo County was one of the original 27 counties created when California became a State in 1850. The county is located in the rich agricultural regions of California's Central Valley and the Sacramento River Delta. It is directly west of Sacramento, the State Capital of California, south of

Colusa and Sutter counties, and northeast of the Bay Area counties of Solano and Napa. Lying directly between the rapidly growing regions of Sacramento and the Bay Area, Yolo County has experienced and continues to experience, tremendous pressures to provide additional residential, commercial and industrial development. The ease of access provided by the Sacramento International Airport, the Capitol Corridor train, the Port of Sacramento and Interstates-5, -80 and -505, have all exacerbated existing growth pressures in the county.

The county's total size is 653,549 acres (or 1,021 square miles). This includes both the incorporated areas (the cities of Davis, West Sacramento, Winters and Woodland) which total 32,325 acres and the unincorporated area, which totals 621,224 acres. The unincorporated county contains several communities, including Capay, Clarksburg, Dunnigan, Esparto, Guinda, Knights Landing, Madison, Monument Hills, Rumsey, Yolo, and Zamora. All of these unincorporated communities are under the jurisdiction of Yolo County.

Overall, the County is characterized by its agricultural land and uses, the high percentage of family (versus non-family) households, and its racial and ethnic diversity. Of the County's 653,549 acres, approximately 532,266 acres (or 81.4%) were mapped as farmland in 2016, consisting of 250,558 acres of prime farmland, 19,529 acres of farmland of statewide importance, 46,095 of unique farmland, 49,671 of farmland of local importance, and 166,415 acres of grazing land¹. In addition to the large concentration of farmland, the Sacramento River runs along the eastern boundary of the County, resulting in elevated flood risks and concerns. Based on flood insurance rate maps prepared by the Federal Emergency Management Agency (FEMA), portions of eastern Yolo County are designated as special flood hazard areas, indicating that they lack 100-year flood protection. This includes the entire unincorporated communities of Knights Landing, Yolo, and Clarksburg, and the northern portion of Madison are within the "A" FEMA flood zone, meaning these communities are considered high flood risk areas.

Yolo County has a diverse economic base with the largest industries in Yolo County, including the educational, health, and social services industry; the agriculture, forestry, fishing and hunting, and mining industry; and the arts, entertainment and recreation, and accommodation and food service industry. Yolo County is also comprised of a numerous school districts, including the Davis Joint Unified School District, Esparto Unified School District, Washington Unified School District, Winters Joint Unified School District, and Woodland Joint Unified School District, with a total enrollment of 29,886 during the 2019-2020 school year². The majority of unincorporated communities are served by either the Esparto Unified School District or the Woodland Joint Unified School District. The Esparto Unified School District serves the unincorporated communities of the Capay Valley, including Esparto, Madison, Capay, Guinda, and Rumsey, while the Woodland Joint Unified School District serves the unincorporated communities of Knights Landing, Yolo, Zamora, and Monument Hills. In addition, the Pierce Joint Unified School District serves the unincorporated community of

1 California Department of Conservation, Division of Land Resources Protection. 2016. Important Farmland Acreage Summary 2016 (Table B-3).

2 Education Data Partnership. 2020. Available at: <http://www.ed-data.org/>

Dunnigan, with children from the Dunnigan area bused to schools in Arbuckle, about 10 miles north in Colusa County³.

The County is working to maintain its agricultural, small-town charm, and integrate smart growth practices, through efforts to focus affordable developments around incorporated cities that typically have better access to social services and unincorporated communities with adequate transportation, services, and utilities. For example, in 2020, the County cooperated with the City of Woodland to process and approve the East Beamer Way Emergency Shelter and Neighborhood Campus project, which was located in unincorporated Yolo County adjacent to Woodland City Limits on a parcel owned by the City of Woodland. The East Beamer Way project includes construction of 71 permanent supportive housing units, along with an emergency shelter for the homeless (100 beds) and a residential substance abuse treatment facility (54 beds).

In 2020, Yolo County, including its cities, had a total population of approximately 221,705 residents. Yolo County has a diverse population, with a racial and ethnic composition that is approximately 47% White, 32% Hispanic or Latino, 14% Asian, 2% Black or African American, and 5% 2 or more races. Of the 221,705 residents, 191,532 were located in an incorporated city while 30,173 residents were located in the unincorporated communities.

Additionally, unincorporated Yolo County has a fairly youthful population with 5.3% of residents under 5 years old, 29.4% of residents 5 to 19 years old, 34.3% of residents 20 to 44 years old, 17.8% of residents 45 to 64 years old, and 13.1% of residents 65 years or older. The median age of unincorporated Yolo County residents has decreased from 29.5 in 2010 to 25.4 in 2018, which is a little over a decade younger than the State's median age of 36.3 and significantly lower than the countywide median age of 31.0. This trend points to a larger population of young families moving into the unincorporated areas Yolo County.

In unincorporated Yolo County, 59% of households own their home while 41% rent. Homeowner households are generally headed by older residents, with 64% of households headed by a resident 55 years of age or older. Conversely, households who rent their homes are generally younger, with only about 19% of renter households headed by a person over the age of 55. According to the Yolo County BluePrint 2020, the average 2019 rental price in Yolo County ranged between \$1,313 in Woodland to \$2,292 in Winters. As discussed in the *Housing Needs Section* of this housing element, a significantly higher percentage of renter households (68.6%) were lower income (<80% median) compared to lower-income residents who owned their homes (33.8%). The high incidence of lower income renter households is of particular significance as market rents in Yolo County exceed the level of affordability for lower-income households, resulting in significant variation in cost burden (overpaying for housing).

The residential makeup of the unincorporated County is predominantly single-family, representing approximately 81.7% of the County's housing stock. As discussed in the *Housing Needs Section* of this housing element, the median value for housing units varies greatly throughout the unincorporated communities. For example, as of March 2021, the median home value in Clarksburg

3 Yolo County. 2001. Dunnigan General Plan. Available at:
<https://www.yolocounty.org/home/showpublisheddocument?id=15786>

– a viticulture community located along the Sacramento River in the southeastern corner of Yolo County – was \$896,968, while the median home value of Dunnigan – a small rural community located along Interstate 5 approximately 3 miles south of the Yolo/Colusa County limit line – was \$327,888. Overall, the median home value of the unincorporated areas has seen a consistent increase over the past decade, increasing from \$277,000 in 2011 to \$419,000 in 2021. While single-family homes in the unincorporated County are relatively affordable compared to cities like Davis and Dixon, the March 2021 median home sales prices in unincorporated Yolo County are not affordable to lower income households nor most moderate-income households.

The special needs populations most represented in the County are senior households and female-headed households. The overall population in unincorporated Yolo County increased by approximately 14.7% between 2010 and 2018 with the number of 65+ persons also increasing by 32.7%. The continuing growth in 65+ persons in the County indicates a need to provide more services for this segment of the community. In 2018, about 28.6% of female-headed households in unincorporated Yolo County had incomes below the poverty line while female-headed households made up only 11.5% of all households in unincorporated Yolo County. Additionally, Yolo County is situated in the rich agricultural region of California’s Central Valley and the Sacramento River Delta. For this reason, the County has a large agricultural industry with a significant farmworker population. Homelessness in the County is also on a rise with the 2019 Point in Time (PIT) Report identifying 655 persons countywide experiencing homelessness compared to 459 persons countywide experiencing homelessness in 2017, representing a 42.7% increase in individuals experiencing homelessness countywide.

The County has a capacity for future residential developments to assist in addressing the needs of the community, especially the special needs populations, and several projects have been proposed. According to Table LU-8 of the Yolo County 2030 Countywide General Plan (General Plan), the County anticipates buildout under the General Plan will result in a total of 10,462 new residential units in the unincorporated communities of Dunnigan, Esparto, Knights Landing, and Madison. The County has seen a surge in residential growth, with projects that had been sidelined as a result of the Great Recession now back on track and underway. The County is committed to working with developers to implement development agreements that incentivize projects that meet the needs and priorities of the community.

III COMMUNITY PARTICIPATION

Community participation was solicited and encouraged throughout the Housing Element process. Community participation efforts are described below for the development of the Draft Housing Element and the adoption of the Final Housing Element. During the preparation of the 6th Cycle Housing Element, a number of public outreach methods were employed. County officials, the Department of Housing and Community Development (HCD), and various housing and social services providers were contacted and consulted. The following meetings were held to garner public input associated with the community’s vision and priorities related to housing concerns:

- **Planning Commission Kick-Off** – April 8, 2021
- **Virtual Housing Workshop and Survey** – April 20, 2021 through May 31, 2021
- **Esparto Community Advisory Committee** – April 20, 2021
- **Capay Valley Community Advisory Committee** – May 5, 2021
- **Clarksburg Community Advisory Committee** – May 13, 2021
- **Dunnigan Community Advisory Committee** – May 19, 2021
- **South Davis Community Advisory Committee** – May 25, 2021
- **Planning Commission Workshop** – July 8, 2021
- **Planning Commission Hearing** – August 19, 2021
- **Board of Supervisors public hearing** – August 31, 2021

PUBLIC OUTREACH

Approach to Public Outreach

The Housing Element Update process began in 2021. While past Housing Elements have included public and stakeholder workshops to gather data, the novel coronavirus (also known as COVID-19) resulted in shelter-in-place and social distancing requirements that have precluded in-person workshops for the development of this 6th Cycle Housing Element.

COVID-19 is an illness spread by person-to-person contact. The first case in California was documented on January 25, 2020. On March 11, 2020, the World Health Organization declared COVID-19 a global pandemic. In March 2020, as COVID-19 cases in California and the United States increased, Governor Newsom issued a series of Executive Orders restricting activities and movement within the State in an effort to reduce the spread of COVID-19. On March 18, 2020, the Yolo County Public Health Officer issued a shelter-in-place order. On March 19, 2020, a statewide

shelter-in-place order was issued requiring residents to stay at home, with certain exceptions. Since that time, there have been a series of orders and restrictions that have continued to require people to maintain social distancing, wear facial coverings, and minimize in-person contact. During this time, the County has had to hold public meetings in a virtual format where interested parties can access the meeting via a computer or other device with an internet connection to attend the meeting via video or participate in an audio format via a phone. It is anticipated that the majority of restrictions will be lifted on June 15, 2021 and in-person meetings may resume sometime thereafter.

On February 23, 2021, Yolo County was moved from the purple to the red tier and select businesses have been able to open indoors and/or have increased occupancy. However, in-person workshops remain precluded at this point and the County continued to hold virtual public meetings via Zoom. It is anticipated that this 6th Cycle Housing Element will be mostly completed prior to the lifting of restrictions on in-person meetings and workshops. In an effort to ensure meaningful, frequent, and ongoing public participation, the County has expanded its outreach efforts to involve the community via a video, dedicated web page, virtual workshops, and virtual meetings, augmented by 2 surveys. In response to the transition from in-person public and stakeholder workshops, the County and consultant team prepared a bilingual virtual workshop consisting of a video presentation and community survey to ensure meaningful engagement inclusive for all community members. The housing needs survey was designed as a detailed survey available in both English and Spanish that could be conducted on-line and a separate on-line survey was disseminated to housing stakeholders. This initial effort is summarized below under Initial Public Engagement and Participation. The results of these surveys, as well as outreach to various stakeholders, and research related to the County's housing needs informed the preparation of the 6th Cycle Housing Element Background Report and the updated goals, policies, and actions in the 6th Cycle Housing Element Housing Plan.

COVID-19 presented a number of challenges to the County's public participation program and ultimately contributed to a lack of participation in the housing element process by all economic segments. As previously stated, COVID-19 has required the County, and State, to shelter-in-place requiring residents to stay at home, which has resulted in all public meetings and community outreach programs to be in a virtual format to minimize the person-to-person spread of the virus. Considering outreach participation opportunities required internet access, populations without computer access and/or reliable internet had limited opportunities for participation. In Yolo County, this usually includes extremely low-, very low-, and low-income residents. These economic segments people with disabilities, seniors, and residents experiencing homelessness. This has revealed a disparity in the access to opportunity for unincorporated residents, which is discussed further in the Affirmatively Furthering Fair Housing Section (Section V) of the Housing Background Report. In response to this discovery, the County has developed an Action in the Housing Element to address broadband equity issues to ensure all members of the community have access to reliable and affordable internet service, which would greatly improve unincorporated residents' access to opportunities.

It is important to note that COVID-19 deaths differ by race and ethnicity in the United States as well as by jurisdiction. Within California, Hispanic residents have a disproportionate burden of COVID-19 deaths, accounting for approximately 47% of deaths while white residents account for approximately

32% followed by Asian residents who account for approximately 13%⁴. Additionally, in Yolo County, causes of disproportionate COVID-19 cases in certain racial and ethnic groups are multiple and involve social, economic and environmental determinants of health. These determinants include occupation, such as being an essential worker or agricultural laborer, living in poverty or crowded housing, and not having access to healthcare⁵. This COVID-19 death disparity information further informed Yolo County's difficult decision to only hold virtual community outreach events and public meetings virtually to limit the spread of the virus between community members, consistent with the shelter-in-place order.

In addition to the public outreach workshop, key stakeholders, agencies, and organizations were contacted individually for input to ensure that the Housing Element accurately reflects a broad spectrum of the community and prioritizes needs appropriately. Understanding the potential lack of participation from community members of protected classes, Yolo County targeted stakeholders, agencies, and organizations that represent protected class members, such as lower income households, persons with disabilities, persons 65 years of age or older, female-headed households, farmworkers, and residents experiencing homelessness, to gain a better understanding of fair housing concerns. This included community-based and other organizations that represents protected class members, such as the Davis Asians for Racial Equity, Foodbank of Yolo County, Hispanic Chamber of Commerce, Homeless and Poverty Action Coalition, Mexican American Concilio of Yolo County, National Association for the Advancement of Colored People – Sacramento, National Organization of Women – Sacramento, RISE, Sexual Assault and Domestic Violence Center of Yolo, and Yolo Continuum of Care. Additionally, Yolo County contacted Yolo County Housing – the public housing authority for Yolo County --, Mercy Housing California – an affordable housing developer --, and homeless service agencies and facility providers, such as Shores of Hope and Yolo County Health and Human Services. The complete list of key stakeholders, agencies, and organizations contacted by Yolo County is provided in the following section.

Based on the results of the public outreach, Yolo County has developed a number of actions in this Housing Plan aimed to address contributing factors to segregation, disparities in access to opportunity, and disproportionate housing needs. Overall, results of the public outreach highlighted the unincorporated communities need for assistance with finding rental housing and concerns with the lack of available housing, including a variety of housing types and unit sizes. Specifically, the unincorporated communities noted concerns with the lack of available farmworker housing, lack of assisted living facilities, lack of housing for larger households, and lack of higher density or mobile home housing. Additionally, the CAC meetings revealed unincorporated residents' concerns with existing water and sewer infrastructure, as well as expansion of existing or development of new water and sewer systems. Section V (Affirmatively Furthering Fair Housing) of the Housing Element Background Report provides a detailed overview of how the public outreach comments were considered and how the findings of the public outreach informed the County's understanding of impediments to fair housing.

4 Centers for Disease Control and Prevention. December 2020. Disparities in Deaths from COVID-19. Available at: <https://www.cdc.gov/coronavirus/2019-ncov/community/health-equity/racial-ethnic-disparities/disparities-deaths.html>

5 Yolo County. November 2020. Public Notice: Race and Ethnicity Data Now Available on Yolo County COVID-19 Dashboard. Available at: <https://www.yolocounty.org/home/showpublisheddocument/67192/637405331529800000>

Notification of Community Participation Opportunities

The County conducted public outreach for meetings and activities through announcements in the local newspaper (Davis Enterprise), notices posted at the Department of Community Services, County Administrator's Office, and libraries, notices on the County's website, and posts on the County's social media account. Notices and announcements were also sent to a range of stakeholders, including service providers and housing developers, to request that they assist the County in reaching out to their organizations and clients.

The County contacted each stakeholder listed previously, requesting that the stakeholders assist by 1) responding to the stakeholder survey, and 2) assisting in disseminating the community survey to their clients, neighborhood organizations, and other persons that the stakeholders thought would be interested in participating. Each stakeholder was sent draft language regarding the Housing Element Update, including a link to the County's website and a request to take the housing needs and priorities survey, in English and Spanish that they could use to cut and paste (or modify as they wished). Stakeholders were also provided PDF copies of the notice of the Housing Element Update, including website and survey links in English and Spanish. To facilitate taking the survey, a QR code was also included in each notice linking to the survey. In addition to requesting stakeholder assistance, each notice identified a staff contact (e-mail and phone number) that could be contacted for more information or for special assistance or disability-related accommodation. While County staff, including a Spanish-speaking staff member, were available to provide additional information or assistance, the County did not receive any requests for assistance. No translation services were requested for or at any of the meetings.

For the initial virtual housing workshop and survey, stakeholders and service providers were e-mailed notices and invited to attend the meeting and were also asked to post each notice in a visible location so their residents, client base, and associated organizations could learn about the meetings. Stakeholders notified throughout this process included:

- Alta Regional Center
- Board of Realtors
- Building Industry Association
- California Apartment Association
- California Housing Partnership Corporation
- Capay Valley Vision
- Carpenters Local Union 405
- Castle Homes
- Community Housing Opportunities Corporation
- Davis Asians for Racial Equality
- Davis Chamber of Commerce
- Esparto Chamber of Commerce
- Food Bank of Yolo County
- Habitat for Humanity – Yolo Co.
- Hispanic Chamber of Commerce
- Homelessness and Poverty Action Coalition
- Laborers International Union of North America, Local Union 185
- Laborers Pacific Southwest Regional Organizing Coalition
- Legal Services of Northern California, Woodland Office
- Mercy Housing California
- Mexican American Concilio of Yolo County
- National Association for the Advancement of Colored People – Sacramento
- National Organization of Women – Sacramento

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- New Season Development Corporation
- Northern California Carpenters Regional Council
- Our Lady of Grace Homeless Ministry
- RISE
- Rural Community Assistance Corporation
- Sacramento Central Labor Council
- Sexual Assault and Domestic Violence Center of Yolo County
- Shores of Hopes
- Short-Term Emergency Aid Committee
- Summer House, Inc.
- UC Davis Associated Students
- UC Davis Graduate Students Association
- Velocity Strategies
- West Sacramento Chamber of Commerce
- Woodland Chamber of Commerce
- Woodland League of Women Votes
- Yolo Continuum of Care
- Yolo County Agricultural Commissioner
- Yolo County Department of Education
- Yolo County Department of Environmental Health
- Yolo County Health & Human Services Agency
- Yolo County Housing
- Yolo Crisis Nursery
- Yolo Mutual Housing Association
- Yolo Wayfarer Center

Virtual Housing Workshop and Survey

As part of the community outreach, a virtual community workshop was conducted to educate the community about housing issues and opportunities facing Yolo County and gather input on housing-related topics. The virtual workshop was hosted on the County's Housing Element Update webpage from April 20, 2021 through May 31, 2021. The timeframe was intended to allow community members and stakeholders to participate at their leisure and in accordance with their schedule and availability. The Virtual Housing Workshop consisted of 2 parts:

Step 1: Overview video (narrated in English and subtitled in Spanish) describing the purpose of Housing Elements and why they are important, as well as existing conditions in Yolo County and the County's Housing Element Update process (English and Spanish versions). The video concluded with a request for the public to take the Housing Survey to share their thoughts, priorities, and needs related to housing issues in unincorporated Yolo County.

Step 2: A detailed survey, with English and Spanish options, asked a series of questions related to the respondent's demographic and current housing situation, their housing needs and priorities, fair housing issues; the respondent's thoughts related to the housing needs and priorities of unincorporated Yolo County, and the respondent's preferences for where different types of housing should be accommodated.

WHAT IS A HOUSING ELEMENT?

Providing housing for all Californians is a matter of statewide importance. To ensure that regional housing needs are being met, the State of California requires every city and county update the Housing Element of their General Plan approximately every eight years. The Yolo County 2021-2029 Housing Element Update is designed to provide an analysis of the County's housing needs for all income levels, along with strategies to provide for those needs. This includes addressing the existing and projected housing needs for people of all incomes (very low, low, moderate and above moderate) and the needs of special populations, which include seniors, farmworkers, persons with disabilities, single parents, large families and homeless. Yolo County is currently drafting the 2021-2029 Housing Element Update and we need your help.

¿QUÉ ES UN ELEMENTO DE VIVIENDA?

Proporcionar vivienda a todos los Californianos es un asunto de importancia para todo el estado. Para asegurar que se cumplan las necesidades regionales de vivienda, el Estado de California requiere que cada ciudad y condado actualice el Elemento de Vivienda de su Plan General aproximadamente cada ocho años. La actualización del Elemento de Vivienda 2021-2029 del condado de Yolo está diseñada para proporcionar un análisis de las necesidades de vivienda del condado para todos los niveles de ingresos, junto con estrategias para satisfacer esas necesidades. Esto incluye abordar las necesidades de vivienda existentes y proyectadas para personas de todos los ingresos (muy bajo, bajo, moderado y por encima del moderado) y las necesidades de poblaciones especiales, que incluyen personas mayores, trabajadores agrícolas, personas con discapacidades, padres solteros, familias numerosas y personas sin hogar. El condado de Yolo está redactando actualmente la actualización del Elemento de Vivienda 2021-2029 y necesitamos su ayuda.



HOW TO PARTICIPATE

Yolo County invites you to share your ideas about housing in our community. What do you think are our housing strengths and challenges? We want to learn more about your existing housing options, your housing priorities, and how you think the County's share of new housing growth can be best accommodated. Please watch the video below and then let us know what you think by filling out a survey.

1. Watch the Virtual Workshop (video)

Watch the video below to learn more about Housing Elements and why we are updating ours.

[Video](#)

2. Share Your Ideas (survey)

Share your ideas about housing priorities, needs, and issues by completing the survey linked below.

<https://www.surveymonkey.com/r/YoloCoHE>

COMO PARTICIPAR

El condado de Yolo lo invita a compartir sus ideas sobre viviendas en nuestra comunidad. ¿Cuáles cree que son nuestras fortalezas y desafíos de vivienda? Queremos aprender más sobre sus opciones de vivienda existentes, sus prioridades de vivienda y cómo cree que se puede acomodar mejor la parte del condado en el crecimiento de nuevas viviendas. Por favor vea el video a continuación y luego háganos saber lo que piensa completando una encuesta.

1. Vea el taller virtual (video)

Vea el video a continuación para obtener más información sobre los elementos de vivienda y por qué estamos actualizando los nuestros.

[Video](#)

2. Comparta sus ideas (encuesta)

Comparta sus ideas sobre las prioridades, necesidades y problemas de vivienda completando la encuesta que se encuentra a continuación. <https://www.surveymonkey.com/r/YoloCoHE?lang=es>

A screenshot of the video and survey components of the workshop is provided above.

Housing Issues and Priorities Survey Results

In order to obtain a range of community input that reflected the broad economic and demographic spectrums of the County in the absence of in-person workshops, County staff and the consultant team disseminated a detailed housing needs survey to individuals, community organizations, County departments, and public agencies to gain a deeper understanding of resident housing needs. The housing needs survey was advertised via the County website, the County's social media, and advertised at 5 Community Advisory Committee (CAC) meetings. An introduction to the survey and links to the survey in English and Spanish were also emailed to approximately 48 stakeholders, including public agency representatives, real estate professionals, service providers, and housing developers. This group of stakeholders was asked to post the survey on their social media pages and to disseminate the survey among their clients and residents in order to increase opportunities for participation, particularly among the lower income and special needs populations that are served by multiple service providers that were contacted.

The survey consisted of 21 questions designed to better understand the housing needs and priorities of the unincorporated areas of Yolo County and was available in English and Spanish. In total, 40 survey responses were received and the full survey results are provided in Appendix B of the Background Report. When reviewing the responses in Appendix B, please note that Questions 2 through 7 were asked only of residents. Personal information, including names, addresses, and email addresses, have been removed from the survey results to protect the privacy of respondents. It is noted in the summaries below that the totals may not always equal 100% due to rounding.

The majority of respondents (68%) live in the unincorporated area, while 23% live in one of the incorporated Yolo County cities, and 10% live elsewhere. Of the respondents that live in the unincorporated County, 48% have lived in the County for 10 or more years while 26% have lived in the County for less than 5 years. The most common reasons residents gave for living in the unincorporated area of Yolo County included (respondents could choose multiple answers): proximity to job/work (44%), proximity to family and/or friends (41%), safety of neighborhood (2%), and affordability (15%); 59% of respondents selected "Other" and provided a range of reasons, including farming as an occupation and desire to live in a rural or farming area. 78% of respondents that live in the unincorporated County own their home while 11% rent, 4% currently live with another household (neither own nor rent), 4% rent a room in a home, and 4% indicated that they are without permanent shelter.

The majority of respondents in the unincorporated County live in a single-family detached home (93%) and 7% live in an accessory dwelling unit. Regarding housing conditions, 63% of respondents indicated their home is in sound condition, 15% indicated their home shows signs of minor deferred maintenance, 15% indicated that their home needs one or more modest rehabilitation improvements, and 7% indicated their home needs one or more major upgrades.

Respondents in the unincorporated County identified a range of upgrades or expansions they have considered making to their home, with the most commonly identified desired upgrades including: exterior improvements such as roofing, painting and general home repairs (52%), heating/air conditioning, solar, and electrical (44%), landscaping (41%), room addition or accessory dwelling unit (26%), and a range of other improvements (15%).

The majority of respondents indicated they are very satisfied with their current housing situation (57%) while 11% indicated they are somewhat satisfied, 11% indicated they are somewhat dissatisfied, and 6% indicated they are dissatisfied. Respondents cited living conditions (living with family, nearby activities) (2), local agency (1), and other reasons, including commute, amenities, and affordability, as reasons for dissatisfaction.

Regarding their type of household, respondents indicated the following: couple with children under 18 (31%), couple (no children) household (29%), single person household (14%), multi-generational household (11%), single person living with family (6%), single parent with children under 18 (3%), single person living with roommates (3), and adult (non-parent) head of household with children under 18 (3%), multi-generational family household (6%).

For respondents indicating that they wish to own a home in the unincorporated County but do not currently own one, the following responses reflect the top 3 reasons given (respondents could choose multiple answers) for not owning a home: cannot find a home within their target price range (35%), not having the financial resources for the monthly mortgage payment (25%), and not having the financial resources for an adequate down payment (15%).

A slight majority of respondents do not think that the range of housing options available in the unincorporated County meets their needs (51%), while 49% feel that the options do meet their needs.

When asked about the housing needs of the community, the majority of respondents do not think that the range of housing options available in the unincorporated County meets the community's needs (82%), while 18% of respondents feel that the options do meet the community's needs.

The types of housing identified as being most needed in the unincorporated County were identified by respondents as small single-family detached homes of less than 2,000 square feet (71%), apartments (41%), tiny homes or tiny home villages (38%), duplex, triplex, and fourplex units (35%), large single-family detached homes of more than 2,000 square feet (35%), co-housing (35%), condominiums or townhomes (32%), accessory dwelling units (27%), and a range of other housing types that include senior housing, farmworker housing, and other housing options.

When asked to rank the priority of various housing-related issues, respondents ranked the following as the highest priorities, in order of importance:

- Housing affordable to working families
- Ensure that children who grow up in Yolo County can afford to live in Yolo County
- Provide housing to meet the social and economic needs of each community
- Ensure all persons and households have fair and equitable access to housing and housing opportunities
- Support safe, well-maintained and well-designed housing as a way of strengthening existing and new neighborhoods
- Promote sustainable, efficient, and fire-safe housing to address safety, energy, and climate change impacts

6TH CYCLE HOUSING ELEMENT HOUSING PLAN

When asked to rank populations or persons that need additional housing types or dedicated policies and programs to ensure they can access housing in Yolo County, respondents identified the following as the highest priorities include the following, in order of importance:

- Farmworkers
- Homeless persons or at-risk of homeless
- Persons with a disability
- Single parent head of households
- Seniors
- Large families

Respondents identified their race/ethnicity as White/Non-Hispanic (84%), Asian (6%), Native American (6%), and Other (3%). Respondents ages range from 40-55 years (33%), 56-74 years (33%), 24-39 years (27%), and 75 years or older (6%).

When asked to identify whether specific characteristics applied to their household, respondents identified: the presence of children under 18 (38%), adults 65 or over (35%), large families of 5 or more people (28%), farmworker (28%), adults ages 55 to 64 (30%), household member with a non-developmental disability (24%), ages 55 to 64 (21%), single female head of household with children (7%), 7 and household member with a developmental disability (3%).

When asked to identify housing challenges, survey respondents identified the following:

Issue	Yes	No
My home is not big enough for my family or household.	23%	77%
I need assistance finding rental housing.	22%	78%
I am concerned about my rent going up to an amount I can't afford.	19%	81%
My home is in poor condition and needs repair.	20%	80%
I struggle to pay my rent or mortgage payment.	17%	83%
I need assistance with understanding my rights related to fair housing.	17%	83%
I am concerned that if I ask my property manager or landlord to repair my home that my rent will go up or I will be evicted.	13%	87%
I cannot find a place to rent due to bad credit, previous evictions, or foreclosure.	10%	90%
I am concerned that I may be evicted.	10%	90%
I have been discriminated against when trying to rent housing.	7%	93%
There is a lot of crime in my neighborhood.	3%	97%
I have been discriminated against when trying to purchase housing.	3%	97%

When asked to identify if they or someone in their family has any of the listed specific housing needs, 70% of respondents skipped the question and the remaining 30% identified the following: senior

independent living (50%), supportive services to find and obtain housing (42%), assisted living for senior (55 and over) that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing) (25%), daily living assistance and services to be able to live independently (25%), independent living for someone with a disability (17%), supportive or transitional housing that provides services and support to avoid homelessness (17%), assisted living for disabled persons that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing) (8%), and emergency shelter 8%).

When asked to share comments or concerns relevant to the Housing Element Update, needs and concerns identified include (please note that these are summarized and paraphrased based on fill-in-the-blank responses and are not weighted or ranked – see Appendix B for the complete responses):

- Need affordable housing and more housing choices
- Increased housing in the Capay Valley will provide property taxes to help with school and fire protection services
- Need to be aware of water use, ensuring housing regulations benefit the public, and accommodating non-profit housing groups
- Need affordable single family rural homes and need small farms
- Very limited housing stock is going to people outside the area for horrendous prices and rents have increased significantly.
- Address infrastructure constraints.
- Increase the variety of housing types.
- Needs of elders and future housing choices.
- Limiting sprawl and developing housing close to cities and towns where services and resources are available.

Stakeholders Outreach and Survey Results

Housing stakeholders were also surveyed for the purpose of identifying any housing needs and constraints to obtaining housing related to the population or clientele of service providers, housing needs and constraints as observed by advocates and interested parties, and housing needs and constraints to building or providing housing as observed by members of the development community. The survey was sent to 48 persons, representing various agencies, service providers, developers, real estate professionals, and other stakeholders.

The stakeholders survey provided data, particularly related to issues and concerns associated with lower income and special needs populations in the County and information regarding potential constraints to housing development. 2 survey responses were received initially. To encourage additional input, stakeholders were contacted again with a request that they participate in the Housing Element Update and provide information to assist the County understanding. As a result, the County received 4 additional responses. Survey results are provided in Appendix C of the Background Report. The results of the survey are summarized below.

6TH CYCLE HOUSING ELEMENT HOUSING PLAN

The respondents work with a range of clients, including: seniors, disabled persons, including developmentally disabled persons, farmworkers, female-heads of households, persons in need of emergency shelter, homeless persons, and the general population. It should be noted that respondents may serve more than one community population.

Of the respondents, all respondents provide supportive services but do not develop housing. Survey respondents were asked to identify the primary housing types needed to serve the specific populations that their organizations services. When asked about housing needed based on the population they serve, respondents identified the following types of housing as the most needed:

- Single-family housing affordable to extremely low, very low, and low income households,
- Multi-family housing affordable to extremely low, very low, and low income households,
- Housing close to services, including grocery stores, financial, personal, and social services,
- Permanent farmworker housing,
- Single family housing – small (less than 2,000 s.f.) and large (greater than 2,000 s.f.),
- Duplex, triplex, and fourplex units,
- Multifamily senior housing affordable to extremely low, very low, and low income households,
- Lease-to-own housing,
- Co-housing,
- Transitional or supportive housing,
- Housing with features for a disabled person,
- Housing with on-site child daycare, and
- Seasonal or temporary farmworker housing.

When asked about housing services needed by population they serve, priority needs included:

- Assistance with finding housing affordable to extremely low or lower income households,
- General assistance with renting a home,
- Housing close to services, including grocery stores, financial, personal, and social services,
- Assistance with being housed in an emergency shelter,
- Assistance with being housed in transitional or supportive housing,
- Housing close to daycare,
- Housing close to public transportation, and

- Assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or other fair housing issues.

The availability of housing, particularly affordable housing, was identified as the primary barrier to finding or staying in housing. Low income, bad credit, evictions, bad rental history were identified as the significant barriers identified to finding or staying in housing, with other barriers identified as physical disabilities, mental health, and alcohol or drug issues. A recommendation for support stabilization services, which provide follow-up services weekly, bi-weekly, or monthly based on barriers and concerns once housed, to maintain their housing was provided. Other needs include educating tenants of their rights and responsibilities to prevent losing their housing.

To improve housing and human services in unincorporated Yolo County, stakeholders identified the development of more housing, including affordable housing for rent or for purchase as well as standard market-rate housing, as a primary action to assist in alleviating housing issues. Providing a Renter's Helpline to provide counseling, dispute resolution, and fair housing, similar to what has been provided by Sacramento Self-Help Housing, Inc. in Sacramento County, was recommended.

Impacts on public safety associated with new housing was also identified as a concern, noting that wildfire protection in rural Yolo County is provided primarily by volunteer fire departments and sustainable funding is needed to ensure services for new development.

To augment the information received through the stakeholder surveys, County staff presented the Housing Element Update effort at 5 Community Advisory Committee (CAC) meetings and requested input regarding housing priorities, needs, and constraints. The input provided at each meeting is summarized below.

Esparto CAC (4/20/21)

- Will all the required housing be in Esparto?
 - Concerned about concentrations of Low Income housing.
 - Some folks are only coming to Esparto for affordable housing and don't like the community.

Capay Valley CAC (5/5/21)

- Lack of wastewater treatment seems to be the problem. Working on a possible solution.
- Schools and Fire Department t rely on property taxes
- Would a feasibility study for a wastewater system in Guinda be the first step?
- There are 150-250 farmworkers that have to commute from Esparto and mainly Woodland to work in the valley.
- Mercy Housing was disappointing because it didn't really serve the local population.
- Could Seasonal workers use ADUs?
- Why isn't farmworker housing used?

Clarksburg CAC (5/13/21)

- Need housing for:
 - Families- schools are dying from lack of students
 - Laborers- Workers having to live in Sac and Stockton
 - Elderly- Nearest asst living is in Elk Grove
- As elderly move out, homes become expensive rentals and young families can't afford them.

6TH CYCLE HOUSING ELEMENT HOUSING PLAN

- There are 3 multi-family rental apartments. One was renovated and it has filled; 2 are dilapidated and hard to attract people to live there. Are there funds for renovating? What about out-of-state owners that won't fix them?
- Smaller units are more affordable.
- Regulatory constraints- Delta Protection Commission, County requirements for septic and levee setbacks.
- Why can't we tap into wastewater facility to the north? Need to get levees recertified.
- Some commercial zones would provide better housing - Sugar Mill was supposed to include housing originally. The Lumberyard has a nice central location for housing.

Dunnigan (5/19/21)

- Not enough land zoned for housing. Need better balance of highway commercial and residential.
- Need General Plan changes.
- Need higher density housing: quality Mobile Home Parks or multifamily.
- Not enough housing for local workers and farmworkers.
- Cal-American Water provides water and sewer at CR 8. Need more residential zoning there and up 99W to CR 6. Can't just rely on only Commercial business customers.
- No developers are going to invest here anymore because of the Specific Plan rejection..
- Hardwoods want utilities because of poor water quality and also need water for fire safety

South Davis (5/25/21)

- The County should promote mobile homes.
- There should be a demographic study on people that answered the survey to make sure we are reaching underrepresented groups.

To address the community input via the community survey and stakeholder outreach efforts, County staff and the consultant team reviewed the Draft Housing Element including the available residential sites inventory, which was expanded from the 5th Cycle Housing Element to identify additional housing opportunities, including multifamily housing and sites to encourage a variety of housing types in the County's unincorporated communities, including Esparto, Madison, and Dunnigan, as well as additional sites throughout the County. ActionHO-A2 ensures that the County's information regarding residential sites, which include a variety of sites to accommodate affordable housing and a greater variety of housing types, is made accessible to the public and interested parties and is reviewed and revised regularly. Review of the County's infrastructure plans and capacities to ensure that comments and input received through the virtual workshop and surveys were fully addressed and to continue to promote opportunities to reduce infrastructure constraints and to ensure housing sites were identified in communities with infrastructure services. To address providing additional sites and capacity for affordable housing, Action HO-A19 prioritizes addressing infrastructure constraints to encourage additional affordable and diverse housing opportunities in high resource areas and to improve existing infrastructure in areas with high rates of poverty and inequity to provide improved housing conditions as well as support additional placed-based opportunities and resources that would improve the quality of life in these communities. Action HO-A7 provides a streamlined review process for eligible affordable multifamily housing and provides for changes to the Zoning Code to address subjective language in order to further encourage and accommodate a variety of housing types and affordability levels. Action HO-A12 provides support for providing, maintaining, and rehabilitating housing that meets lower income and special housing needs, including seniors, disabled, developmentally disabled, female heads-of-households, large families, farmworkers, and

homeless persons and households, including incentivizing and streamlining these types of development.

Assistance to low and moderate income households in obtaining housing is addressed in Action HO-A17. Action HO-A31 ensures the County implements a robust effort to affirmatively further fair housing, including measures to ensure renters, owners, and landlords are aware of fair housing requirements and understand available resources to address concerns and complaints.

The Background Report reviews requirements and potential sites for emergency shelters and transitional/supportive housing to ensure that the County continues to accommodate housing for homeless and at-risk households. Opportunities to address constraints to farmworker housing were also addressed, with modifications identified to the Zoning Code to remove barriers to employee housing and agricultural worker housing as described in Action HO-A7, while Action HO-A30 implements housing strategies of the County's Agricultural Labor Report to increase housing for farmworkers.

To address needs of households that are homeless and at risk of homelessness, Action HO-A7 would remove barriers to emergency shelters and transitional and supportive housing and establish a process to accommodate low barrier navigation centers. The County staff and the consultant team also discussed the County's accomplishments, goals and programs, new programs required in light of new legislation, and constraints facing Yolo County to ensure that the Housing Element addresses the needs identified through the public participation process.

PUBLIC REVIEW DRAFT HOUSING ELEMENT

The Draft Housing Element was provided to the public for a review period from June 10 through July 9, 2021. During the same time period, the Draft Housing Element was submitted to HCD for the state-required 60-day review period.

The Housing Element was posted to the County's website and made available for public review at the County Department of Community Services public counter. The public review period was advertised via local newspaper (Davis Enterprise), notices posted at the Department of Community Services, notices on the County's website, and posts on the County's social media account.

The County prepared a Notice of Availability for the Housing Element, inviting the public to review and comment on the Housing Element. The Notice of Availability identified locations where the Housing Element was available for review and provided directions on how to comment. **Written comments were requested to be provided to the County by July 9, 2021.** In addition to the opportunity for written comments, **a community meeting was held at the Planning Commission on July 8, 2021**, to provide the public and interested parties an overview of the 6th Cycle Housing Element, including the Housing Plan and Background Report, for an opportunity to comment on the Housing Element. To date, the County has received public comments from two agencies during the Draft Housing Element public review period, including written and oral comment from the Legal Services of Northern California (LSNC) and a written comment from the Delta Protection Commission.

LSNC Comments

LSNC provided comments in partnership with and on behalf of the Sacramento Housing Alliance highlighting concerns with community participation effort including residents from all economic segments of the community, concerns with Housing Plan actions lacking clear commitments to specific actions and meaningful deadlines, and concerns with the affirmatively furthering fair housing analysis.

Due to the COVID-19 pandemic, the County created a virtual workshop and virtual meetings to garner public participation. The County understands that the LSNC has concerns that populations without computer access and/or reliable internet could not participate, including extremely low-, very low-, and low-income residents, people with disabilities, seniors, and residents experiencing homelessness. Additionally, LSNC noted concerns that the Community Advisory Committee meetings and stakeholder-specific surveys were not accessible. The County contacted each stakeholder listed previously, requesting that the stakeholders assist by 1) responding to the stakeholder survey, and 2) assisting in disseminating the community survey to their clients, neighborhood organizations, and other persons that the stakeholders thought would be interested in participating. Each stakeholder was sent draft language regarding the Housing Element Update, including a link to the County's website and a request to take the housing needs and priorities survey, in English and Spanish that they could use to cut and paste (or modify as they wished). Stakeholders were also provided PDF copies of the notice of the Housing Element Update, including website and survey links in English and Spanish. To facilitate taking the survey, a QR code was also included in each notice linking to the survey. In addition to requesting stakeholder assistance, each notice identified a staff contact (e-mail and phone number) that could be contacted for more information or for special assistance or disability-related accommodation. While County staff, including a Spanish-speaking staff member, were available to provide additional information or assistance, the County did not receive any requests for assistance.

County staff had reviewed the stakeholder list and updated contact information prior to the initial stakeholder email being sent out. The contact information for LSNC was incorrect. However, Sacramento Housing Alliance (whom LSNC is representing with this letter) did receive the email and completed the stakeholder survey. LSNC's contact information has subsequently been updated for future correspondence.

LSNC also identified concerns with the Housing Plan actions lacking clear commitments to specific actions and meaningful deadlines. To address this, the County has reviewed LSNC's questions and comments on HO-A5, HO-A9, HO-A10, HO-A13, HO-A16, HO-A17, HO-A19, HO-A23, HO-A29, HO-A30, and HO-A31, and revised actions, as feasible. Additionally, the County has also included additional actions within the Housing Plan related to infrastructure improvement and preservation of at-risk units, and to further address serious housing needs or constraints in the unincorporated areas.

Lastly, LSNC identified concerns with the affirmatively furthering fair housing analysis focusing on helping individuals file a complaint after they have faced housing discrimination instead of taking more proactive action to address high concentration of poverty and low resource areas. Based on this comment, the County has revised the Affirmatively Furthering Fair Housing Section (Section V) of the Housing Element Background Report to ensure truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. The

revised analysis is based on HCD's Affirmatively Furthering Fair Housing Guidance Memo (Updated April 2021) for all public entities and Housing Elements and feedback from HCD staff. As part of the analysis, the County has revised and number of actions and included a number of new actions in the Housing Plan to address identified contributing factors to segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs in Yolo County. LSNC's concerns regarding housing sites were also addressed. The majority of approved housing projects in the unincorporated area are in Esparto, with one project also in South Davis. The Esparto projects address all income levels and do not place a disproportionate amount of lower income housing in Esparto, but rather provide a greater variety of housing types at all levels of affordability. In order to encourage additional affordable housing, particularly in existing unincorporated communities, additional housing sites that can accommodate multifamily housing, affordable housing, and serve to increase the variety of housing types and affordability levels were identified in Table IV-4 of the Background Report. While there are no large sites zoned to accommodate multifamily housing or affordable housing in the unincorporated areas around Davis or West Sacramento that were recommended for consideration by LSNC, the Housing Plan includes Action HO-A34 to review of affluent and high/highest resource areas to identify 1) potential opportunities for the County to encourage additional housing in these areas, and 2) to work with the cities to identify opportunities for infrastructure to be extended to encourage additional affordable housing and a range of housing types in high opportunity and affluent areas.

LSNC reviewed the July 2021 Revised Draft Housing Element and provided additional comments on August 11, 2021. LSNC's comments identified concerns regarding proposed community partners for the fair housing enforcement as well as concerns regarding the characterization of LSNC's services. Chapter V, Affirmatively Furthering Fair Housing, has been updated to clarify how enforcement will be carried out, including development of a fair housing complaint process to log and refer complaints, identifying the roles of various agencies and organizations, and to clarify LSNC's services to the region.

LSNC identified concerns regarding the lack of sites in areas with higher levels of place-based opportunities to affirmatively further fair housing, that the Housing Element did not address access to fresh and healthy food options healthy, and that the sites would function to perpetuate segregation. County staff and the consultant reached out to LSNC to discuss issues identified in its comment letter, particularly fair housing enforcement and capacity and the rationale behind the distribution of sites.

Regarding opportunities for lower income housing in the Davis and West Sacramento areas, the County and consultant team reviewed these areas in detail and there are significant constraints to development. With the exception of two sites in South Davis, there are not appropriately sized sites that are served or planned to be served by water and sewer infrastructure. Sites in the vicinity of West Sacramento, including the Yolo Bypass and Yolo Causeway area, are constrained by 100-year flood hazards with flood elevations of approximately 30 feet or more. Chapter V has been updated to identify these constraints more clearly and to discuss how the County's programs will increase access to opportunities, through increasing potential for duplex, triplex, and fourplex uses in single-family neighborhoods, through prioritizing in-lieu fees in areas with comparable or higher resources than the areas where the fees were collected, and through working with cities to identify the potential to extend infrastructure in high resource areas to accommodate lower income housing.

Although Esparto is planned to have additional lower income housing, this is balanced by additional planned and approved market-rate housing. Esparto is a growing, vibrant community that is ensuring diversity in its housing types and income levels by implementing affordability requirements for a portion of its new home construction to support a growing economy. The Esparto Community Plan, adopted in 2019, encourages more local food options as well as job opportunities and the County will continue to implement the plan. The County's General Plan addresses food security and access to healthy foods in the Health and Safety Element. Lastly, as shown in Table IV-1, none of the sites to accommodate affordable housing would perpetuate a pattern of segregation as unincorporated community identified with capacity for lower income housing also have sites identified to accommodate at least as many units of above moderate income housing.

Delta Protection Commission Comments

The Delta Protection Commission submitted a written comment letter identifying two concerns, including the Housing Element's description of Delta Protection Commission's authority and description of the of the Commission's review of two appeals of the proposed Old Sugar Mill development project in 2006 and 2008. The County has reviewed these descriptions located in Section III (Housing Constraints) of the Housing Element Background Report and corrected any inconsistencies.

California Department of Housing and Community Development

HCD submitted written comments on August 9, 2021. HCD identified four areas that require revisions to address the requirements of State law.

Review and Revision: HCD found that the document must provide an explanation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations. Chapter VI, Evaluation of the 2013-2021 Housing Element, was updated to describe the cumulative effect of the goals, policies, and related programs in meeting the needs of special needs populations.

Affirmatively Furthering Fair Housing. HCD found that the document must describe outreach activities, how comments were considered and incorporated, and issues that hindered public participation, and describe the County's compliance with existing fair housing laws and regulations and summarize housing issues related to enforcement and capacity in relation to other fair housing issue areas. HCD found that the document must address local data related to the average dissimilarity index between unincorporated communities and the region and must also provide an analysis of local and regional conditions for disability, familial status, and income so that local and regional trends and key issues can be identified. HCD found that the document must compare local data to regional information for RECAPs and include local and regional data on the TCAC area of high segregation and poverty. HCD found that the element must analyze access to opportunity at the regional level and address substantial differences in access to opportunities based on socio-economic characteristics, and summarize related key issues. HCD found that the document must include an assessment of disproportionate housing needs, including displacement risk and include local and regional analysis for cost burden, sever cost burden, overcrowding, substandard housing, and homelessness. HCD found that the element must address local data and knowledge and other relevant factors beyond the data, such as changes and barriers in zoning and land use rules and other discriminatory practices. HCD found that the document must address contributing factors based on the analysis. HCD found that the element must address how project locations improve or

exacerbate conditions related to segregation and integration, racially and ethnically concentrated areas of poverty (RECAPs), disparities in access to opportunity, and disproportionate housing needs, as well as whether housing projects are isolated by income group. HCD also identified that the element must be revised to address the analysis as revised to address comments related to fair housing. Chapter V, Affirmatively Furthering Fair Housing, was updated to address HCD's comments related to outreach, fair housing enforcement and outreach capacity, integration and segregation, RECAPs, access to opportunity, local data and knowledge, other relevant factors, contributing factors, analysis of the sites inventory, and goals and actions that further fair housing.

Housing Programs. HCD identified that the element must clarify details of Programs HO-A14 and HO-A29, specifically review the 25 percent inclusionary requirement and perform outreach with the development community for Program HO-A28, and update programs to address the fair housing analysis. Program HO-A14 was revised to address how coordination will occur and Program HO-A29 was revised to add timing for the working session. Program HO-A25 was revised to ensure analysis of the 25 percent requirement and include outreach to the development community. The programs were also reviewed and updated to address the revisions to the fair housing analysis.

Public Participation. HCD indicated that the County must make a diligent effort to encourage public participation in the element, noting that the Housing Element had not been made available for public review prior to submittal to HCD. HCD identified that the County must proactively make future revisions available to the public, prior to submittal to HCD, and must diligently consider and address comments. The revisions to the 6th Cycle Housing Element have been made available to the public for review and comment, including a Planning Commission hearing and a Board of Supervisors hearing prior to submittal of the revised and adopted Housing Element to HCD. Comments have been summarized in the element, along with a description of revisions made to address comments.

Planning Commission

Prior to adoption of the 6th Cycle Housing Element, the Planning Commission held a noticed public hearing on August 12, 2021. Notice of the public hearing was published in the Davis Enterprise, posted at the Community Services Department and at the Board of Supervisors Chambers, posted on the County's website, and sent to the housing stakeholder organizations identified above. The Planning Commission conducted a public hearing, considered public input, discussed the Housing Element, and recommended [identify recommendation] to the Board of Supervisors.

Board of Supervisors

Prior to adoption of the 6th Cycle Housing Element, Board of Supervisors will hold a noticed public hearing on August 24, 2021. Notice of the public hearing was published in the Davis Enterprise, posted at the Community Services Department and at the Board of Supervisors Chambers, posted on the County's website, and sent to the housing stakeholder organizations identified above. Following the public hearing, the Board of Supervisors will consider public input, discuss the Housing Element, and consider the Planning Commission's recommendation to adopt the Housing Element.

IV HOUSING PLAN

The 6th Cycle Housing Element Background Report addresses housing needs, opportunities and constraints related to the development of housing, and fair housing issues in Yolo County. This Housing Plan sets forth the County’s goals, policies, and implementation actions to address identified housing needs.

The County’s housing needs include the Regional Housing Needs Allocation as well as special populations needs, including the elderly, disabled, developmentally disabled, large families, female heads of households with children present, agricultural workers, homeless persons and households, and those at-risk of homelessness. The County’s share of regional needs by income group was adopted by the Sacramento Area Council of Governments on March 19, 2020 and is summarized in Table 1.

Table 1. Regional Housing Needs Allocation – Yolo County (2021–2029 Planning Period)			
Income Group	Income Range¹ (Family of Four)	Affordable Monthly Housing Costs²	Unincorporated Yolo County Regional Share (units)
Extremely Low ³ : 0-30% AMI	< \$27,750	\$694	7
Very Low: 30-50% AMI	\$27,751 - \$46,250	\$694 - \$1,156	7
Low: 50-80% AMI	\$46,251 - \$74,000	\$1,156 - \$1,850	9
Moderate: 80-120% AMI	\$74,001 - \$111,000	\$1,850 - \$2,775	10
Above Moderate: 120% + AMI	\$111,000+	\$2,775+	24
Total			57

¹ HCD has established these income limits for Yolo County for 2020.
² In determining how much families at each of these income levels should pay for housing, HCD considers housing “affordable” if the amount of rent or total ownership cost (principal, interest, taxes, and insurance) paid does not exceed 30% of gross household income.
³ 50% of the County’s very low-income housing needs (7 units) are for extremely low-income households, which are defined as those families earning less than 30% of median income.
 Source: SACOG 2020 6th Cycle Housing Element Data Package – Yolo County; HCD 2020 State Income Levels

GOALS AND POLICIES

These policies are targeted towards supporting and increasing the supply of affordable housing to lower income and special needs groups by providing broad guidance in the development of future plans and programs.

GOAL HO-1: HOUSING MIX. PROVIDE HOUSING TO MEET THE SOCIAL AND ECONOMIC NEEDS OF EACH COMMUNITY, INCLUDING BOTH EXISTING AND FUTURE RESIDENTS, AS WELL AS EMPLOYERS.

POLICIES:

- HO-1.1 Plan for communities to include and encourage a mix of housing types, densities, affordability levels, and designs, including, but not limited to the following:
- a. Owner and rental housing;
 - b. Small for-sale homes (e.g., less than 1,000 square feet);
 - c. Large apartments (e.g., 4 or more bedrooms);
 - d. Single and multi-family housing;
 - e. Housing close to jobs and transit;
 - f. Mixed use housing;
 - g. Single room occupancy units;
 - h. Share living opportunities;
 - i. Co-housing;
 - j. Manufactured housing;
 - k. Self-help or “sweat equity” housing;
 - l. Cooperatives or joint ventures between owners, developers, and non-profit groups in the provision of affordable housing;
 - m. Eco-housing;
 - n. Supportive and transitional housing; and
 - o. Cottages and lofts.
- HO-1.2 Ensure that amendments to the General Plan do not result in a net loss of zoned land upon which the inventory of residential sites to accommodate the County’s RHNA allocation relies.
- HO-1.3 Promote live/work uses, such as home occupations, employee housing, and caretaker accommodations.
- HO-1.4 Protect and promote mobile home parks as an important source of affordable housing.
- HO-1.5 Coordinate with the University of California Board of Regents to expand housing opportunities for staff and students.
- HO-1.6 Coordinate with the cities to expand affordable housing opportunities within incorporated areas to be closer to urban services and infrastructure.
- HO-1.7 Ensure effective and informed public participation from all economic segments and special needs of the community in the formulation of land use, housing, and infrastructure planning documents and in review of housing issues.
- HO-1.8 Ensure that the regional fair share housing allocation is equitable in proportion to County’s true affordable housing obligation.

HO-1.9 Coordinate with the Yocha Dehe Wintun Nation to expand work force housing opportunities in Esparto and Madison.

GOAL HO-2 ***HOUSING FUNDING. PROVIDE SUPPLEMENTAL RESOURCES TO ASSIST APPLICANTS WITH THE DEVELOPMENT OF AFFORDABLE AND SPECIAL NEEDS HOUSING PROJECTS.***

POLICIES:

HO-2.1 Aggressively pursue funding from local, State, and federal sources that support the development of affordable and special needs housing.

HO-2.2 Expand existing County resources to support the development of affordable and special needs housing.

HO-2.3 Coordinate with developers and stakeholders to encourage development of potential affordable housing sites with development projects that meet the needs of the County, including promoting a variety of housing types and unit sizes and a range of affordability levels.

GOAL HO-3 ***REDUCE HOUSING CONSTRAINTS. REDUCE GOVERNMENT CONSTRAINTS THAT ADVERSELY AFFECT THE TIMELY AND COST-EFFECTIVE DEVELOPMENT OF HOUSING.***

POLICIES:

HO-3.1 Advocate for policy and legislative changes at the State level to remove or reduce barriers to the development of local affordable housing and that recognize and reduce, where appropriate, barriers to housing in rural communities that are constrained by limited infrastructure and environmental issues and are not suitable for urban levels of development.

HO-3.2 Monitor State and federal housing-related legislation, and update County plans, ordinances, and processes as appropriate to remove or reduce governmental constraints.

HO-3.3 Adopt plans and programs that support the provision of adequate infrastructure and public facilities required to serve new housing.

HO-3.4 Continue to facilitate timely development plan and building permit processing for residential construction.

HO-4.4 Encourage developers to have meetings with staff and neighborhood meetings with residents early as part of any major development pre-application process to identify any potential issues and work to address such issues.

HO-4.5 Encourage utility and service providers to pursue available funding sources for the development of new infrastructure and upgrades to existing systems to serve affordable housing.

GOAL HO-4: SPECIAL NEEDS HOUSING. ESTABLISH A VARIETY OF HOUSING TYPES AND SERVICES TO ACCOMMODATE THE DIVERSITY OF SPECIAL NEEDS HOUSEHOLDS.

POLICIES:

- HO-4.1 Promote the development, preservation, and rehabilitation of housing to meet the needs of special needs groups, including seniors, people living with disabilities, including developmental disabilities, farmworkers, the homeless, people with illnesses, people in need of mental health care, single parent families, large families, and others.
- HO-4.2 Encourage the development of housing for senior households.
- HO-4.3 Allow group homes with special living requirements in residential areas, consistent with the County's land use regulations.
- HO-4.4 Provide for housing to meet the needs of extended, multi-generational, and/or large families, encouraging both rental and for-sale developments to include large units (containing 4 or more bedrooms) that are affordable to very low and low income households.
- HO-4.5 Encourage the removal of architectural and other physical barriers in the rehabilitation of existing residential units and ensure that new units comply with visitability standards.
- HO-4.6 Encourage the inclusion of single room occupancy units and efficiency apartments in multi-family and mixed use areas.
- HO-4.7 Support programs to provide for a continuum of care for the homeless including emergency shelters, transitional housing, supportive housing, and permanent housing in areas of the County where these services are most needed.
- HO-4.8 Coordinate County, other agency, and non-profit programs to deliver effective support for homeless or "at risk" individuals, recognizing the unique needs of groups within the County's homeless population, including adults, families, youth, seniors, and those with mental disabilities, substance abuse problems, physical and developmental disabilities, veterans, victims of domestic violence, and economically challenged or underemployed workers.
- HO-4.9 Expand housing opportunities for farmworkers.
- HO-4.10 Encourage use of the State bonus density law for affordable housing, senior housing, childcare facilities, and other special needs groups, as allowed.

GOAL HO-5: STRENGTHEN NEIGHBORHOODS. SUPPORT SAFE, WELL-MAINTAINED, AND WELL-DESIGNED HOUSING AS A WAY OF STRENGTHENING EXISTING AND NEW NEIGHBORHOODS.

POLICIES:

- HO-5.1 Plan communities to avoid the concentration of affordable housing projects, while ensuring that affordable housing has access to needed services and amenities.
- HO-5.2 Strengthen neighborhoods through the maintenance and rehabilitation of existing housing stock.
- HO-5.3 Promote and encourage community-wide infrastructure (e.g., curbs, gutters, sidewalks, street lighting, etc.) and complete streets.

GOAL HO-6: SUSTAINABLE HOUSING. PROMOTE ENVIRONMENTALLY SUSTAINABLE HOUSING TO REDUCE THE POTENTIAL IMPACTS OF CLIMATE CHANGE.

POLICIES:

- HO-6.1 Encourage site and building design that conserves natural resources.
- HO-6.2 Minimize greenhouse gas emissions by planning for the fair and efficient provision of housing through the following strategies:
 - Design communities and housing developments that are socially cohesive, reduce isolation, and foster community spirit;
 - Require a range of housing within each community that is affordable to a variety of income groups;
 - Encourage different housing types within each community to attract community residents diverse in age, family size, disability status, and culture; and
 - Locate housing near employment centers.

GOAL HO-7: FAIR HOUSING. AFFIRMATIVELY FURTHER FAIR HOUSING PRACTICES, PROMOTING EQUAL OPPORTUNITY FOR ALL RESIDENTS TO RESIDE IN HOUSING OF THEIR CHOICE

POLICIES:

- HO-7.1 Prohibit discrimination in the sale, rental, or financing of housing based on race, color, ancestry, religion, national origin, sex, sexual orientation, gender identity, age, disability/medical condition, familial status, marital status, source of income, or other protected characteristics.
- HO-7.2 Provide an annual opportunity for community input on Housing Element implementation, including progress in affirmatively furthering fair housing actions, through notifying stakeholders, advocates, and interested parties of the opportunities

to comment on the APR as part of the annual presentations of the APR to the Planning Commission and Board of Supervisors.

- HO-7.3 Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Zoning Code.
- HO-7.4 Assist in affirmatively furthering and enforcing fair housing laws by providing support to organizations that provide outreach and education regarding fair housing rights, receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.
- HO-7.5 Support ongoing efforts of the State and federal agencies and local fair housing agencies to enforce fair housing laws, as well as regional efforts to affirmatively further fair housing.
- HO-7.6 Periodically monitor non-governmental constraints, such as interest rates and development costs, and, to the extent feasible, modify County plans and procedures to help reduce those constraints.

ACTIONS

The following is a list of implementation actions which will guide the County's land use policies related to residential development for this Planning Period which ends in 2029. The County will work to implement these actions and to continue its efforts to generate and distribute resources for the development and preservation of affordable housing.

- HO-A1** In accordance with Government Code Section 65400, the County will submit an annual progress report (APR) to the State describing the achievements, progress, and shortfalls in implementing the Housing Element. The report will be prepared using the HCD template and will include housing production, rehabilitation, and conservation data, status of implementation actions, and identification of County-owned surplus sites. (Implements Goals HO-1 and HO-8 and Policies HO-1. And HO-7.2)

Responsibility: Community Services Department

Timing: Annually, in April of 2022, 2023, 2024, 2025, 2026, 2027, 2028, and 2029

Funding: General Fund

Objective: Prepare APR, present to Planning Commission and Board of Supervisors, and submit to HCD

- HO-A2** Make available, via the County's website, current information regarding underutilized and vacant residential sites and County-owned or other surplus land appropriate to accommodate the County's RHNA, including identifying sites appropriate for lower income housing and to accommodate special needs groups. This includes extremely low, very low, and low income housing sites identified in Table IV-3 and Figure IV-1 of the Housing Element Background Report. The sites inventory and figure shall be

revised as necessary to reflect approved and completed residential development, to ensure that the vacant and underutilized residential land inventory is adequate to accommodate the County's RHNA (very low, low, moderate, and above moderate income housing needs) and housing for special needs groups, and to reflect changes to the County's inventory of surplus sites, to assist in marketing new housing development areas.

If additional sites for extremely low, very low, and low income housing are added to the inventory, distribute the updated inventory to local and regional affordable housing developers.

(Implements Policies HO-1.2, HO-2.2, and HO-2.3).

Responsibility: Community Services Department/General Services Department

Timing: Review sites as part of APR preparation (HO-A1). When edits are needed, update Table IV-3 and Figure IV-1A through IV-G by July of each year to reflect any changes to the inventory of sites, including removal of any very low and low income sites from the inventory or addition of new sites.

Funding: General Fund

Objective: Maintain public information regarding the inventory of residential sites and surplus lands to promote development of such sites

HO-A3 Consistent with the requirements of Government Code Section 65583.2(g), development projects on sites in the housing inventory (Appendix A) that have, or have had within the past 5 years, residential uses with rents affordable to low or very low income households or residential uses occupied by lower (including extremely low, very low, and low) income households, shall be conditioned to replace all such units at the same or lower income level as a condition of any development on the site and such replacement requirements as required by Government Code Section 65915(c)(3).

Further, any lower income tenants shall be provided relocation assistance by the developer as required by Government Code Section 66300.

Should potential displacement of lower income households be identified, the County will seek funding for a Downpayment Assistance Program, if it determined that funds are available at a level that would be adequate to assist lower income households with purchasing market-rate homes in the unincorporated area.

Responsibility: Community Services Department

Timing: Ongoing

Funding: General fund; replacement costs to be borne by developer of any such site.

Objective: Identify need for replacement for all project applications and ensure replacement, if required, is carried out. To facilitate the construction of at least 7 extremely low, 7 very low, and 9 low income units, in conjunction with Programs HO-A7, HO-A9, HO-A11, HOA-12, HOA-19, HO-A20, HO-A30, as well as reducing constraints to housing development.

HO-A4 The County shall require each community plan update or new specific plan to:

- Establish standards that set a target ratio of rentals to for-sale housing and a target ratio of single family to multifamily units for new residential growth. However, these standards shall not be used as a basis for denial of individual multifamily development projects that are consistent with the zoning, whether or not the projects are planned to be affordable. (Implements Policy HO-1.1)
- Adopt standards to require a range of housing unit sizes and to accommodate rental units that include both studios and units with more than 3 bedrooms. (Implements Policy HO-1.1)
- Include policies and land use designations that support senior housing and mobile home park development through establishing minimum requirements in terms of the amount of units to be accommodated for levels of senior housing and mobile home park development as part of new residential growth within each community. (Policy HO-1.1, Policy HO-1.4, Policy HO-4.1, Policy HO-4.2)

Where it is determined to be infeasible for a community plan to support a requirement listed above, the Community Plan shall identify why the requirement is not feasible or appropriate for that community.

Responsibility: Community Services Department

Timing: As part of the update process for each Community Plan Update and as part of the preparation of any new Specific Plan

Funding: General Fund

Objective: Address in each Community Plan update and Specific Plan that occurs during the Planning Period. Establish clear standards for future housing developments and ensure policies and land use designations in each community support a diverse range of unit types.

HO-A5 Apply resale controls and rent and income restrictions through deed-restrictions of affordable units and, where applicable, the inclusionary housing agreement requirements in the Zoning Code. The deed-restrictions and, where applicable, inclusionary housing agreements will ensure that affordable housing units created through incentives and as a condition of development approval are deed-restricted to ensure affordability and contain either long-term (e.g., a minimum of 55 years) or in perpetuity affordability agreements. (Policy HO-1.1, Policy HO-1.2, Policy HO-1.4)

Responsibility: Community Services Department
Timing: Ongoing and identify requirements for long-term affordability in the Zoning Code Update underway in 2021
Funding: General Fund
Objective: To maintain the existing affordable housing stock and ensure that the 7 extremely low, 7 very low, and 9 low income units assisted through Actions HO-A3, HO-A7, HO-A9, HO-A11, HOA-12, HOA-19, HO-A20, HO-A30 are preserved as long-term affordable housing stock.

HO-A6 Assist interested mobile home park residents and/or non-profits in applying for State technical assistance and financing for mobile home park acquisition through the Mobilehome Park Resident Ownership Program (MPROP). Make information available to existing renters through providing information packets online, at County libraries, and at locations that provide senior services, detailing available options for converting their rental units into affordable ownership properties through the CalHome program. (Policy HO-1.4)

Responsibility: County Administrator's Office/ Community Services Department
Timing: Preparation of MPROP packet/marketing materials by December 2022. Annual review of MPROP packets to ensure that the most recent information is being disseminated (December 2023, December 2024, December 2025, December 2026, December 2027, December 2028)
Funding: General Fund
Objective: Increase homeownership rates and housing cost stability in the County and make information available at public or community locations in each unincorporated community that has a mobile home park. Information should be updated or replaced as necessary

HO-A7 The County shall update the Zoning Code to remove constraints to a variety of housing types and ensure the County's standards and permitting requirements are consistent with State law. The update shall address the following:

- a. Accessory dwelling units: The Zoning Code will be updated to address accessory dwelling units consistent with recent changes to State law, including, AB 68, AB 587, AB 670, AB 671, AB 881, AB 3182, and SB 13, to ensure that residential and mixed use zones accommodate one ADU and one JADU, address timing of approvals, standards addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, as provided in Government Code Section 65852.2 and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily

restrict ADU consistent with the requirements of Civil Code Section 4751.

- b. Residential care facilities: The Zoning Code shall be updated to revise the existing definition for “Group/Home Care” use to remove “group or home care” and create a new term for “Residential Care Facilities” that is consistent with State law and to clarify that this type of facility is intended to serve as a residence for individuals in need of assistance with daily living activities. The revisions shall also ensure that:1) Residential Care Facilities serving 6 or fewer persons are treated in the same manner as another residential use of the same type in the same zone, and 2) limit parking requirements for residential care facilities that serve 7 or more persons to require 1 space per 4 beds unless a reduced parking need is demonstrated by the applicant..
- c. Single-Room Occupancy: The Zoning Code will be updated to establish and define a Single-Room Occupancy use with specific development standards in each zoning district.
- d. Agricultural worker housing: The Zoning Code will be updated to define agricultural worker housing and to identify that any agricultural worker housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses consistent with Health and Safety Code Section 17021.5 and 17021.6. This will include allowing agricultural worker housing as a permitted use in the Agricultural Commercial (A-C), Agricultural Industrial (A-I), Agricultural Residential (A-R), Parks and Recreation (P-R), Public Open Space (POS), and Public and Quasi-Public (PQP) districts and to ensure that agricultural worker housing with no more than 36 beds or 12 units is permitted in the same manner as an agricultural use. The Zoning Code will also be updated to provide for streamlined, ministerial approval of agricultural worker housing that meets the requirements of Health and Safety Code Section 17021.8.
- e. Employee housing: The Zoning Code will be updated to define employee housing separately from agricultural worker housing and to clarify that employee housing serving 6 or fewer employees shall be deemed a single-family structure and shall be subject to the same standards for a single-family residence in the same zone
- f. Emergency Shelters: The Zoning Code will be updated to revise parking requirements for emergency shelters to require sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. Additionally, the Zoning Code will be updated to allow

emergency shelters ancillary to permitted places of worship and churches, consistent with the federal Religious Land Use and Institutionalized Persons Act. The Zoning Code will also be updated to ensure that emergency shelters of 19 beds or less are allowed through a ministerial process in the C-L, C-G, and C-H zones.

- g. Transitional and supportive housing: The Zoning Code shall be revised to include transitional and supportive housing in the allowed use tables for each zone and specify that transitional and supportive housing is allowed in all zoning districts where residential uses are allowed subject to the same standards as a residence of the same type consistent with Government Code Section 65583(c)(3). Additionally, the Zoning Code shall be revised to allow eligible supportive housing as a use by right in zones where multifamily and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656.
- h. Low barrier navigation centers: The Zoning Code shall be updated to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses.
- i. Streamlined and Ministerial Review for Eligible Affordable Housing Projects: The Zoning Code will be updated to ensure that eligible multifamily projects with an affordable component are provided streamlined review and are only subject to objective design standards consistent with relevant provisions of SB 35 and SB 330 as provided by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300.
- j. Density Bonus. Revise density bonus provisions to address current Government Code requirements.
- k. Subjective Criteria. The Zoning Code shall be revised to address subjective language and criteria, such as requirements for compatibility with the setting of the property and visual character of the neighborhood, language identifying that plans should be visually harmonious with surrounding sites and structures, in its residential standards and site plan review criteria. Subjectivity may be addressed through providing objective definitions of subjective terminology or providing illustrations that demonstrate how the potentially subjective terminology will be implemented.

- I. Reasonable Accommodation: The Zoning Code shall be revised to update the findings for Reasonable Accommodation (Section 8-9.104) to remove potential constraints, specifically factors e), f), and g).

- m. Variety of Housing Types. To increase the variety of housing types in predominantly single family areas and increase access to high resource areas, the Zoning Code shall be revised to allow triplex and fourplex uses as a permitted use in the R-L and R-M zones, subject only to an administrative review process.

(Implements Policies HO-1.1, HO-1.3, HO-3.2, HO-3.4, HO-4.1HO-4.3, HO-4.7,

Responsibility: Community Services Department
Timing: Include in Zoning Code Update that is underway; Zoning Code Amendments adopted by December 2021
Funding: General Fund
Objective: Increase potential development of affordable housing units in the County, resulting in 8 ADUs per year and, in conjunction with Actions HO-2, HO-A3, HO-8, HO-A11, HO-A12, HO-13, HO-16, HO-17, HO-19, HO-A20, HO-A21, HO-A27, and HO-A30, to promote development of at least 7 extremely low, 7 very low, and 9 low income units

HO-A8 Annually review State housing legislation and identify necessary changes to the County’s development processes, Zoning Code, and other regulatory documents to identify and remove constraints to the development of housing and to ensure implementation of requirements to affirmatively further fair housing. The County will also continue to monitor federal and State legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate.

Special attention will be given by the County in the minimizing of governmental constraints to the development, improvement, and maintenance of housing and supporting legislation that:

- Addresses the unique housing needs and constraints of rural areas with limited public infrastructure and environmental constraints, such as flood hazard areas and wildfires, and/or

- Extending California Environmental Quality Act Guidelines exemptions and streamlining provisions to affordable and in-fill housing development in unincorporated communities that are not served by major transit routes.

Responsibility: County Administrator’s Office, Community Services Department
Timing: Annually

Funding: General Fund
Objective: To reduce constraints and opposition to affordable, multifamily, and workforce, and special needs housing in the County.

HO-A9 Coordinate input from various stakeholders, including local businesses, housing advocacy groups, neighborhood organizations, Citizens Advisory Committees, and Chambers of Commerce through notification and outreach efforts associated with housing activities, including the Housing Element Annual Progress Report, outreach conducted to affirmatively further fair housing as described in Action HO-A31, outreach associated with State and federal funding for housing activities, and through other outreach efforts that may occur to identify housing needs and priorities during the planning period. Stakeholder input shall be reviewed and incorporated into the activities discussed above. The intent of the outreach is to encourage these stakeholders participate in building public understanding and support for workforce and special needs housing and provide meaningful, frequent, and ongoing public participation with community members and key stakeholders.

Notification of participation opportunities will occur through posting on the County's website and social media pages, posting flyers in County libraries and other department buildings, and reaching out to known stakeholders. The County will use the outreach list for stakeholders developed for this Housing Element Update and will add to the outreach list as individual stakeholders express participation in participating in the County's various planning- and housing-related activities. Stakeholders will typically be notified by email, but may also be notified via mail. develop an outreach list of stakeholders and individuals during the update process by advertising participation on the County's website and social media pages, posting flyers in County libraries and other department buildings, and reaching out to known stakeholders. (Policy HO-1.7)

Responsibility: County Administrator's Office, Community Services Department

Timing: Annually (in association with the Housing Element APR) and in conjunction with conducting outreach for housing-related activities

Funding: General Fund

Objective: To reduce public opposition to workforce and special needs housing in the County. To facilitate the construction of at least 7 extremely low, 7 very low, and 9 low income units, in conjunction with Actions HO-A3, HO-A7, HO-12, HO-19, HO-A20, HO-A30, and HO-A30, as well as reducing constraints to housing development.

HO-A10 When updating community plans, the Zoning Code, and other planning and development regulations, engage a broad spectrum of the public in the development of housing policy, including households at all economic levels, ethnic and minority

populations, youth and seniors, religious organizations, groups with disabilities, and other groups that may be historically underrepresented, as appropriate.

Notification of participation opportunities will occur through posting on the County's website and social media pages, posting flyers in County libraries and other department buildings, and reaching out to known stakeholders. The County will use the outreach list for stakeholders developed for this Housing Element Update and will add to the outreach list as individual stakeholders express participation in participating in the County's various planning- and housing-related activities. Stakeholders will typically be notified by email, but may also be notified via mail. develop an outreach list of stakeholders and individuals during the update process by advertising participation on the County's website and social media pages, posting flyers in County libraries and other department buildings, and reaching out to known stakeholders. (Policy HO-1.7)

Responsibility: County Administrator's Office, Community Services Department

Timing: Ongoing in conjunction with updates to community plans, the Zoning Code, and planning and development regulations.

Funding: General Fund

Objective: Develop an outreach list of stakeholders and individuals in order to encourage and promote input from residents of all income-levels and that represent the County's general population, as well as subpopulations that may have unique needs or goals. Annually update the list, as necessary, and ensure the outreach list is contacted for updates to planning documents and regulations.

HO-A11 Submit applications and assist non-profit organizations and private developers with applications for State and federal grant, loan, bond, and tax-credit programs that provide low-cost financing or subsidies for the production of affordable housing, as opportunities become available. These programs include, but are not limited to the following:

- State Predevelopment Loan Program (PDLP);
- Multi-Family Housing Program (MHP);
- Rural Development Assistance Program;
- State Joe Serna Farmworker Grant Program (FWHG);
- Community Development Block Grant Program (CDBG);
- Water and Waste Disposal Program;
- USDA Rural Development, Section 515 Program;
- USDA Rural Development, Section 523/524 Technical Assistance Grants;
- Housing Preservation Grant Program;
- Home Investment Partnerships Program (HOME); and
- Mercy Loan program (Policy HO-2.1).

Responsibility: County Administrator's Office
Timing: Annually
Funding: General Fund
Objective: To facilitate the construction of at least 7 extremely low, 7 very low, and 9 low income units, in conjunction with Actions HO-A3, HO-A9, HO-12, HO-19, HO-A20, and HO-A30, as well as reducing constraints to housing development.

HO-A12 Support the provision, maintenance, and rehabilitation of housing that meets lower income and special housing needs, including:

- Extremely low income households, including supportive housing and single-room occupancy units
- Disabled persons, including developmentally disabled persons
- Senior housing
- Housing for large families (4 bedrooms or more)
- Persons or households at-risk of or experiencing homelessness
- Agricultural workers
- Female-headed households
- Single-parent households with children

Support proposals for lower income housing, including extremely low income and special needs housing through the following actions:

- When applications are submitted for housing grants, review the applications for opportunities to include units for extremely low income households and special needs households in the program.
- Prioritize and accelerate the review of applications and permitting process for extremely low, very low, and low income, agricultural worker, senior, and other special needs housing;
- Assist with preparation of the development applications, to the extent adequate information is available to County staff, to ensure a complete submittal;
- Consider project funding and timing needs in the processing and review of the application;
- Seek and support applications for financial assistance through available local, State, federal, and private rental and homeownership assistance programs and housing rehabilitation programs, including programs that target special needs groups.
- Provide regulatory incentives, such as expedited permit processing, reductions in development standards, and/or fee waivers and deferrals, when there is a demonstrated need and is financially feasible, to projects that exceed the County's inclusionary requirements and/or target extremely low income households and special needs populations.
- To affirmatively further fair housing, the County will proactively provide affordable housing developers with maps illustrating high resource areas in the County that include potential sites for lower income housing from the inventory of residential

sites to highlight opportunities for development projects to increase access to affordable housing in areas with high levels of resources and opportunities.

- Develop a list of special programs, financing strategies, or incentives, such as fee reductions, density bonuses, and permit streamlining, that may be available specifically for development in high resource areas and will proactively provide this information to affordable housing developers.
- Where housing is planned to serve special needs populations, ensure that the developer invites input from appropriate service agencies, such as Alta Regional Center for developmentally disabled housing, Yolo County Agency on Aging for senior housing, etc., in order to identify any specific needs of the population being served, the potential to receive services or assistance from the agency or organization, and to identify any unique or specialized funding opportunities that the agency may be aware of.

Responsibility: County Administrator's Office/ Community Services Department

Timing: On-going

Funding: General Fund

Objective: Assist at least 3 applications during the planning period; facilitate the construction of at least 7 extremely low and 14 special needs units, in conjunction with Actions HO-A3, HO-A9, HO-A11, HO-12, HO-19, HO-A20, and HO-A29, as well as reducing constraints to housing development.

HO-A13 Coordinate with staff from Yolo County Housing to market the Housing Choice Voucher (formerly Section 8) program, improve its overall effectiveness for extremely low-income households, and prioritize vouchers to be set aside for extremely low-income households. When Housing Choice Vouchers are available through Yolo County Housing, the County will market the availability of the vouchers on the County website, through the County social media, and through notification to its housing stakeholders using the stakeholder list developed through HO-A10.

The Yolo County Community Services Department will meet with Yolo County Housing representatives to identify opportunities to increase access to Housing Choice Vouchers in the unincorporated communities, including outreach to property owners in high opportunity and resource areas, and to explore avenues for collaboration and mutual support of the County, cities, and Housing Authority affordable housing goals for extremely low-, very low-, and low-income and special needs units.

For housing projects receiving County assistance, the County shall require through an affordable housing agreement, deed-restriction, or other permanent requirement that these projects accept Housing Choice Vouchers (formerly Section 8); and in accordance with the Fair Employment and Housing Act (FEHA) source of income protections for vouchers, effective January 1, 2020.

In conjunction with Action HO-A31, the County will coordinate with Yolo County Housing to ensure that access to vouchers and assistance is available in all developments and neighborhoods in the unincorporated County and to educate the community on the important of integrating affordable housing throughout all geographic areas of the unincorporated communities and County, to help create more balanced and integrated neighborhoods. (Policy HO-1.6, Policy HO-3.1)

Responsibility: County Administrator's Office
Timing: Marketing of Housing Choice Voucher program when the waiting list is opened and work with Yolo County Housing and nonprofit services to refer eligible clients. On-going coordination with developers as new development projects receiving assistance are proposed.
Funding: General Fund
Objective: Increase the availability of housing vouchers in the County for extremely low, very low, and low income households. It is noted that the County does not control the number or availability of the vouchers; the objective is for the County to increase awareness of the vouchers, to coordinate with Yolo County Housing to contact property owners and landlords in high resource and opportunity areas to encourage broader acceptance of vouchers, and to ensure that County-assisted projects accept vouchers.

HO-A14 Coordinate with major employers and stakeholders in the County, including the Yocha Dehe Wintun Nation Tribe, through direct contact (email, phone, or Zoom meeting) to identify opportunities to provide workforce housing along transit routes in the County that provide access to employment centers, with an emphasis on ensuring that housing is provided to serve employment centers in the unincorporated area of the County. (Policy HO-2.1, Policy HO-4.10)

Responsibility: County Administrator's Office, Community Services Department
Timing: Outreach to major employers and stakeholders in 2022; identification of potential sites in 2022/2023
Funding: General Fund
Objective: To diversify the housing supply by encouraging use of Tribal Mitigation Funds to construct workforce/employee housing. Development of 10 workforce housing units in unincorporated areas served by transit and/or in proximity to jobs.

HO-A15 Promote the First-time Homebuyers Down Payment Assistance program and Self-Help Housing programs to the public through public outreach, inform local real estate agencies of program availability, incorporate housing counseling programs, and continue to apply for program funding. (Policy HO-2.2)

Responsibility: County Administrator's Office
Timing: Annually
Funding: General Fund
Objective: To reduce financial barriers to homeownership and increase homeownership rates in the County.

HO-A16 Assist low and moderate-income households in obtaining affordable housing, through:

- Identifying and maintaining a list of available resources, including affordable housing developments, Housing Choice Vouchers, First-time Home Buyer program, available for lower and moderate income households;
- Annually coordinate with non-profit organizations serving low-income families, special assistance programs and low-income housing advocacy groups to ensure that the information reflects their available resources.
- Providing this information in both English and Spanish at County libraries and other community-serving locations and post and maintain this information on the County website. (Policy HO-2.2)

Responsibility: County Administrator's Office
Timing: Preparation of Lower and Moderate Income Affordable Housing Resources packet/marketing materials in both English and Spanish by December 2022. Annually mail resources to housing stakeholders identified in HO-A9 and any other stakeholders that have expressed interest in making the information available to the community; annually review available resources to update packets to ensure that the most recent information is being disseminated.
Funding: General Fund
Objective: Reduce overcrowding and overpayment for housing and increase access to housing. Post updated information at least annually.

HO-A17 Review effectiveness of the Regional Council of Rural Counties (RCRC) in assisting County homebuyers with Mortgage Credit Certificates. Continue to maintain a joint powers agreement with the RCRC to provide Mortgage Credit Certificates to homebuyers as long as the program is effectively implemented. If homebuyers are not receiving adequate assistance (recognizing limitations on the availability and use of Mortgage Credit Certificates), consider other mechanisms to promote and/or administer MCCs. Require RCRC, or successor administrator of MCCs, to advertise the MCC program when MCC funds are available and applications are being accepted, to areas of the County that have been identified in the AFFH analysis in the Background Report as having known concentrations of low income households, racial inequities, or other known inequities or disadvantages.

Responsibility: County Administrator's Office

Timing: Review the effectiveness of the MCC program and ability to target MCCs to specific areas by end of 2022; if necessary changes are identified by the review, implement the changes in 2023 or upon the next renewal of the agreement to implement the MCC program, whichever is earlier.

Funding: General Fund

Objective: 5 MCCs per year.

HO-A18 Notify public and/or private sewer and water providers of their responsibility under State law (Section 65589.7 of the Government Code) to provide service for new affordable housing projects, without conditions or a reduction in the amount requested, unless findings are made that sewer and water provision is infeasible. Follow up when affordable housing projects are proposed to ensure that they are following through with this responsibility. (Policy HO-2.2)

Responsibility: Community Services Department

Timing: Notification following adoption of this element

Funding: General Fund

Objective: Notify all public and private water and sewer providers following adoption of this element and notification and coordination with providers when processing any application with lower income units. Assist at least 7 extremely low, 7 very low, and 9 low income units, in conjunction with Actions HO-A3, HO-A9, HO-11, HO-12, HO-19, HO-A20, and HO-A29

HO-A19 To ensure that the County’s housing needs are met, address the needs of existing disadvantaged areas, and improve access to high resource areas, prioritize public infrastructure improvement projects, including water and sewer infrastructure, and flood hazard risk mitigation projects to:

- A. Improve existing infrastructure in areas with high rates of poverty and inequity, including communities located in block groups that have a very low and low income population of 50% or higher, census tracts with low diversity levels, and areas with high rates of single-female heads of households, seniors, and persons with a disability with a focus on providing additional housing in these areas that meets underserved needs of the existing population and providing additional services, such as healthcare, child care, education, transit, and parks to increase place-based opportunities in these areas; and
- B. Improve infrastructure to increase access to high opportunity areas with a focus on creating additional opportunities to increase diversity and to include housing that serves lower income households and other potentially disadvantaged households in these areas; and

- C. Reduce constraints to residential development, including multifamily and affordable housing in the County's communities served by water and sewer (Esparto, Madison, Knights Landing) and ensure that infrastructure is available to accommodate a variety of housing types and affordability levels in each community.

When projects are identified that would serve identified or potential affordable housing or special needs housing sites, assist with the California Environmental Quality Act documentation, funding applications, and other mechanisms to expedite the planning and permitting process for the infrastructure, flood risk reduction, or other improvement projects. (Policy HO-2.2)

Responsibility: Community Services Department

Timing: Evaluate opportunities to prioritize funding in areas with high rates of poverty and inequity on an annual basis, in coordination with commitment of public infrastructure financing and capital improvement funds; review high opportunity and high resource areas to identify potential sites and associated infrastructure needs to increase access by December 2023 and review feasibility of infrastructure improvements (costs and funding mechanisms for extension of existing infrastructure or construction of new infrastructure) by December 2025.

Funding: General Fund

Objective: To reduce infrastructure and flooding constraints in Esparto, Madison, and Knights Landing to facilitate affordable housing development. To facilitate the construction of at least 7 extremely low, 7 very low, and 9 low income units, in conjunction with Actions HO-A3, HO-A9, HO-A11, HO-12, HO-18, HO-A20, and HO-A29, as well as reducing constraints to housing development.

- HO-A20** Establish a County Housing Planner position to coordinate and report on County housing activities, to create partnerships and seek funding that result in expanded housing opportunities, and to guide affordable housing projects through the planning and permitting process. (Policy HO-2.2)

Responsibility: County Administrator's Office/Human Resources Department/Community Services Department

Timing: 2023

Funding: General Fund

Objective: To establish a liaison between all County Departments and agencies to create partnerships and seek funding that result in expanded housing opportunities. To facilitate the applications for projects that include at least 7 extremely low, 7 very low, and 9 low income units, in conjunction with

Actions HO-A3, HO-A9, HO-A11, HO-A12, HO-A19, HO-A29, as well as reducing constraints to housing development, and facilitating at least 1 home buyer assistance and 1 housing rehabilitation assistance grant application during the planning period.

HO-A21 The County shall encourage development of ADUs and JADUs through a variety of measures, including:

A. Promotional Campaign:

- i. Provide guidance and educational materials to the public, including a ADU Handbook available at libraries, other County buildings and meeting places and information on the City’s website, that describe the streamlined permitting process, fee reductions for ADUs, the ADU Amnesty Program, and construction resources.
- ii. Present homeowner and neighborhood associations with the benefits of ADUs and work with associations to ensure associations are aware of the requirements of State law that invalidate prohibitions on ADUs on lots zoned for single-family residential use, including provisions restricting the rental of ADUs. This outreach shall prioritize contacting homeowner and neighborhood associations in high opportunity areas

B. ADU Amnesty: Establish process for property owners to bring an illegally built ADU structure into compliance with permit and code requirements within five years consistent with the AB 670. The County should also advertise the ADU Amnesty Program on the County’s website, identifying eligibility requirements, reasons to legalize units, and the steps that property owners would need to take to legalize units.

C. Prototype ADU Plans: Seek grant funding to develop pre-approved ADU plans that property owners may use, free of charge, in order to incentivize development of ADUs through decreasing the property owner’s costs associated with plan preparation, reducing the review time, and providing greater certainty in the process.

Responsibility: Community Services Department

Timing: Incentives program materials and amnesty program adopted by December 2022. Bi-annual outreach to homeowner and neighborhood associations (2022, 2024, 2026, 2028). Annually submit for grant funding for preparation of prototype ADU plans.

Funding: General Fund

Objective: Increase development of ADUs, resulting in 2 new ADUs per year and legalization of 2 ADUs per year, including 4 extremely low, 4 very low and 14 low income ADUs.

Improve the safety of illegally built ADU structures and expand the County's legal housing stock by legalizing at least 2 illegal ADUs per year for the duration of the amnesty provisions identified by State legislation.

HO-A22 Continue to work cooperatively with Yolo County Housing and the Cities of Davis, West Sacramento, Winters, and Woodland through the Yolo County Homeless and Poverty Action Coalition (which serves as the local continuum of care) to ensure an on-going, countywide, centralized, coordinated system of prevention services that improves access to services for people at risk of or experiencing homelessness, including outreach activities, information regarding location and availability of temporary housing and emergency shelter assistance, and information regarding services for the homeless population. (Policy HO-5.1)

Responsibility: County Administrator's Office

Timing: Ongoing

Funding: General Fund

Objective: Assist at least 100 persons/households in the unincorporated County annually with emergency shelter or other housing.

HO-A23 Encourage the maintenance, rehabilitation, and revitalization of housing and communities through the following actions:

- Continue to offer home inspection services to identify substandard conditions in residential buildings for an inspection fee, or reduced cost for low-income households. (Policy HO-5.2)
- Maintain and update information about rehabilitation loan programs, subsidized housing programs, and the availability of other funding mechanisms to help with home upkeep and maintenance, such as reverse mortgages for seniors on fixed incomes.
- Contact the owners of substandard rental housing and identify available State funding programs for housing rehabilitation. If an owner is interested in such programs, provide assistance to the owner in completing the grant application process.
- Distribute information regarding the assistance programs via the County's website as well as through posting in key locations such as grocery stores, post-offices, and public libraries. (Policy HO-5.2)

Responsibility: County Administrator's Office

Timing: Review and update information by December 2022 and bi-annually thereafter; outreach to owners of substandard rental housing in 2022/2023; assist interested owners with a grant application on an annual basis (to the extent funds/programs are available) or as interest occurs

Funding: General Fund

Objective: Encourage the maintenance, improvement, and rehabilitation of the County's existing housing stock and residential neighborhoods.

HO-A24 Periodically survey housing conditions in the unincorporated area to maintain a current database on housing repair needs and document substandard housing units. Provide interested non-profit organizations with information on dwelling units in need of repair and assist non-profits in identifying sources of funding for the acquisition and rehabilitation of such dwelling units. Continue to use HOME funds, the Community Development Block Grant Program, and other available funding to finance housing rehabilitation, including CDBG funds for community service programs and to upgrade facilities to ADA requirements. (Policy HO-5.2)

Responsibility: County Administrator's Office
Timing: Ongoing
Funding: General Fund
Objective: Survey 1 to 2 unincorporated communities annually with the objective of completing housing surveys for all communities during the 2021-2029 Planning Period. At least 1 grant application during the Planning Period for housing rehabilitation. Should grant funds become available, ensure assistance is advertised widely in communities most in need of rehabilitation.

HO-A25 Promote financial incentives and assistance programs for energy conservation and assistance with energy bills, including but not limited to, resources from Energy Upgrade California Program, Yolo Energy Watch, California Solar Initiative (CSI),; California Home Energy Renovation Opportunity (HERO) program, Low-Income Home Energy Assistance Program (LIHEAP), Energy Savings Assistance Program (ESA), and California Alternate Rates for Energy (CARE) programs. Work with community action agencies and local energy providers (e.g., North Coast Energy Services and Valley Clean Energy) to increase participation by eligible low-income residents and mobile homeowners in energy conservation and assistance programs. (Policy HO-6.1)

Responsibility: Community Services Department, County Administrator's Office
Timing: On-going; annually review and update the County's website to identify current programs
Funding: General Fund
Objective: Improve energy-efficiency in new and existing development

HO-A26 Prior to the 7th Housing Element cycle, work with SACOG on RHNA assignments to ensure the RHNA is consistent with County policies of encouraging growth in cities and that the RHNA for the unincorporated County recognizes significant flood hazard area limitations as well as capacity of public water and sewer infrastructure in the established unincorporated communities. (Policy HO-1.8)

Responsibility: Community Services Department
Timing: Upon HCD identification of 7th Cycle allocation to SACOG
Funding: General Fund

Objective: To focus development in incorporated cities where there are more resources for lower income households and to ensure that units allocated to the unincorporated area reflect realistic capacity.

HO-A27 Promote foreclosure prevention resources by continuing to post information on the County website about foreclosure prevention hotlines and services offered by HUD-approved housing counseling agencies.

Responsibility: Community Services Department, County Administrator's Office

Timing: Review and update bi-annually

Funding: General Fund

Objective: Reduce foreclosures in unincorporated Yolo County

HO-A28 Continue to implement the County's Inclusionary Housing Ordinance to ensure new residential development addresses its fair-share of housing needs for all income levels and assists in providing a variety of housing types, including opportunities for special needs populations. Development of the affordable units on-site will normally be encouraged to promote integration of all income levels throughout unincorporated Yolo County. When alternatives to on-site inclusionary units are provided, the County shall prioritize receiving sites or committing inclusionary housing in-lieu funds in areas that are designated the same or higher opportunity or place-based resource area, based on the current California Tax Credit Allocation Committee/Housing and Community Development Department resource maps, as the market rates units in the development to affirmatively further fair housing opportunities.

Additionally, the County shall periodically review and update the County Inclusionary Housing Ordinance to ensure the requirements do not make new market-rate development financially infeasible, especially during this slow period of recovery in the housing market. The review shall specifically address the effect of the 25% inclusionary requirement on housing costs and include outreach (direct emails, phone calls) with the development community to receive its input. (Policy HO-1.10)

Responsibility: Community Services Department

Timing: Complete review of Inclusionary Housing Ordinance and make appropriate revisions by December 2022; bi-annually review the ordinance for constraints to housing – if constraints are identified, update the ordinance to address constraints within 18 months

Funding: General Fund

Objective: Encourage and facilitate the development of housing for very low-, low-, or moderate-income households

HO-A29 Through the effort with the Yolo County Homeless and Poverty Action Coalition in HO-A22, request a working session with the group and interested stakeholders to identify new ways to partner with non-profits, philanthropic organizations, and other

local agencies to provide affordable housing, as well as long-term transitional and permanent supportive housing for county residents at risk of becoming homeless. This action recognizes that the County and local agencies have limited funds to address homeless needs and is focused on identifying solutions to decrease homelessness that may be successful in other areas but are not yet being implemented in Yolo County.

Responsibility: Community Services Department, County Administrator's Office

Timing: Request the working session in 2022/2023; follow-up annually (Zoom conference, group email, etc.) on any action items identified in the working session

Funding: General Fund

Objective: Encourage and facilitate the development of transitional and supportive housing. To facilitate the construction of at least 7 extremely low, 7 very low, and 9 low income units, in conjunction with Actions HO-A3, HO-A9, HO-12, HO-19, HO-A20, and HO-A29, as well as reducing constraints to housing development.

HO-A30 Implement housing strategies of the Agricultural Labor Report to increase affordable housing for farmworkers and ensure quality of affordable rental facilities. While programs of this Housing Plan implement most of the strategies identified in the Agricultural Labor Report, the following strategies shall also be implemented:

- 1) On an on-going basis, advocate for federal and state funding for farmworker/agricultural employee housing, including housing for single adults and housing that meets the needs of Yolo County's agricultural industry and its workers;
- 2) Request Yolo County Housing identify opportunities to provide housing vouchers or other forms of rental assistance, with emphasis on addressing housing needs during the off-season for seasonal workers; and
- 3) Determine the feasibility of establishing a rental housing inspection pilot program, recognizing that this type of program would improve the rental housing stock for all households and not solely agricultural workers, and increasing staff resources to address rental housing code issues. It is noted that the programs adopted in the City of Sacramento and Sacramento County should be considered as effective models.

Responsibility: County Administrator's Office/Community Services Department/Department of Agriculture

Timing: On-going advocacy; coordinate with Yolo County Housing initially in 2021/2022 then continue to follow up on opportunities; and review feasibility of increasing rental

housing inspection and code enforcement activities by 2022/2023

Funding: General Fund

Objective: If a federal or state funding program is identified for farmworker housing vouchers, work with Yolo County Housing to secure at least 20 vouchers for the County; if rental code inspection program is determined to be feasible, establish by 2024.

HO-A31 Affirmatively Further Fair Housing Outreach and Coordination Program:

Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing services and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through providing information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers. Efforts will include, but may not be limited to:

A. Fair Housing Complaint Referral Process: Develop a process to address fair housing questions and complaints, including:

- i. County staff responsibilities regarding how to receive, address, and follow-up on requests for assistance from tenants, homebuyers, and landlords;
- ii. Identification of agencies and entities to refer housing complaints to, including:
 - California Department of Fair Employment and Housing: Receives and evaluates discrimination complaints statewide, investigates violations of the civil rights laws that DFEH enforces, and if DFEH identifies reasonable cause to believe a law it enforces has been violated, it accepts the case and attempts to resolve the complaint through dispute resolution, and may file a lawsuit if a case is not settled through mediation.
 - U.S. Department of Housing and Urban Development: Receives and evaluates discrimination complaints under the federal Fair Housing Act as well as other discrimination and civil rights violations in housing and community development programs, HUD's Fair Housing and Equal Opportunity Office either investigates the complaint or refers it to another agency for investigation, making efforts to help the parties reach an agreement, makes findings if the complaint cannot be resolved voluntarily, and potentially taking legal action if the law has been violated.

- Legal Services of Northern California: Provides legal aid and complaint assistance to lower income persons and persons over the age of 60 for fair housing and other issues.
 - Yolo Conflict Resolution Center: Free assistance with conflict or dispute resolution, such as tenant/landlord issues regarding rent, security deposit, and cleaning fees and disagreements between neighbors regarding noise, landscaping, and parking.
 - Other agencies that offer free and low-cost services to Yolo County residents. Such organizations will be identified through reaching out to service providers and interviewing organizations that may provide related assistance to determine if the organization is appropriate to include.
- iii. Log to ensure information is collected regarding the complainant (name, phone number, mailing address, email), date of the complaint, property location, property owner, property management company, issue, complainees/respondent (property owner, property management company, homeowners association, financial institution, etc.), staff member logging the complaint, and the follow-up actions (staff member following up, date of follow-up, and information regarding organizations/agencies contacted by the complainant, and resolution.
- iv. Annual submission of the log to the Yolo County District Attorney.
- B. Public Information and Outreach: Provide public information regarding fair housing/equal housing opportunity requirements and the right to safe, decent housing, including: 1) a brief summary of fair housing laws and rights, 2) County contact for assistance with a fair housing issue, 3) organizations that provide assistance with understanding housing rights and filing complaints, and 4) how to file a complaint and access the investigation and enforcement activities of the State Fair Employment and Housing Commission. Housing outreach and related materials will be in both English and Spanish.
- i. This information will be made available to the general population, lower income households, and special needs groups by placing information on the County's website and in libraries, other County buildings and meeting places, by advertising in the local media, and by distributing the information to stakeholders and service providers that work directly with lower income households and special needs populations. This information will be reviewed annually to ensure that any materials, links, and information provided are up-to-date.

- ii. Provide annual public service announcements, through coordination with the Housing Authority and HCD, via different media (e.g., newspaper ads, public service announcements at local radio and television channels, the County’s social media accounts or podcast).
 - iii. Work with local organizations, through Legal Services of Northern California, Continuum of Care, and Housing Authority efforts, to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households.
 - iv. Provide annual seminars to landlords and property owners regarding fair housing laws and requirements. These seminars can be conducted jointly with other agencies, such as the Cities of Davis, West Sacramento, Winters, and Woodland.
- C. Training: Provide annual training of County staff by a qualified professional on how to receive, log, refer, and follow-up on fair housing complaints.
- D. Community Involvement.
- i. Actively recruit residents from neighborhoods of concentrated poverty and low resource areas to serve or participate on boards, committees, and other local government bodies.
 - ii. Provide education to the community on the importance of participating in the planning and decision-making process and completing Census questionnaires.
- E. Fair Housing Review of Projects. Review all land use and planning proposals, including development proposals, general plan amendments, master planning efforts for parks, recreation, infrastructure, and other facilities and amenities, as part of the County’s development review process to ensure that the County is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and working to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement. Projects shall be reviewed in the context of the integration, segregation, poverty, displacement, and other issues addressed in the Affirmatively Furthering Fair Housing Analysis provided in the Background Report to ensure that individual development projects as well as long-term planning proposals would encourage integrated and balanced living patterns and increases in opportunity and shall specifically address the potential for displacement, including displacement of lower income households as required under Action HO-A3.

- F. Regional Coordination. Contact HCD, the Sacramento Area Council of Governments, and local jurisdictions to identify opportunities for regional coordination to implement and address the above-identified actions so that fair housing is treated consistently throughout the region.

Responsibility: County Administrator's Office, Community Services Department

*Timing: A - Develop fair housing complaint process by June 2022
agency and organization contacts and service information
A.iv - annual submittal of fair housing complaint log to District Attorney*

A ;

A – prepare fair housing brochure and information by December 2022; bi-annually review and update information and outreach materials

B.ii - annual presentations and media outreach

B.iii - annual contact (email, phone, and/or zoom meeting) to ensure organizations have most recent fair housing brochures and information and that information is being disseminated to their service populations

B.iv - annual seminars with landlords and property owners

C - annual training of County staff

D - annual presentations and media outreach (can be in conjunction with B.ii

E – conducted through the development review process and reviewed annually

F – identify opportunities to consolidate and coordinate efforts with local jurisdictions in 2022/2023

Funding: Grant funding; General fund

Objective: Improve fair housing opportunities and response to complaints through implementing above actions. Follow-up on 100% of complaints.

HO-A32 Implement the following strategies from the Yolo County 2020 – 2025 Strategic Plan to address broadband equity issues impeding access to opportunities for the unincorporated residents:

- Establish access for wireless point providers to utilize the tower at the Yolo County Central Landfill;
- Apply for Proposition 68 grant funding for qualifying broadband infrastructure projects within the unincorporated areas through June 30, 2024; and
- Connect the Clarksburg Library to higher speed internet.

Responsibility: County Administrator’s Office, Community Services Department
Timing: Coordinate with broadband providers and unincorporated communities initially in 2021/2022 then continue to follow up on potential projects before the June 30, 2024 deadline.
Funding: Grant funding; General fund
Objective: Improve reliability of broadband service in the unincorporated areas to increase residents access to opportunities.

HO-A33 Improve transparency of fee and rate structures by an archive of historical rate and impact fee studies conducted on or after January 1, 2018 in the Budget & Finance section of the County’s website.

Responsibility: County Administrator’s Office
Timing: December 2022
Funding: General Fund
Objective: Increase transparency of rate and fee structures

HO-A34 Review of affluent and high/highest resource areas in the unincorporated County to identify potential opportunities to encourage and accommodate affordable housing, mixed-income housing, multifamily housing, and/or special needs housing. This review shall include, at a minimum:

- 1) Identifying potential opportunities for the County to encourage additional affordable housing, multifamily housing, and special needs housing in these areas. Opportunities may include rezoning individual sites to accommodate higher densities of housing, providing water and sewer infrastructure to high resource areas appropriate for urbanization, or identifying housing types that serve disadvantaged populations that could be accommodated in constrained areas, such as identifying potential farmworker housing sites in agricultural areas; and
- 2) Working with Davis, Winters, and Woodland to identify opportunities for infrastructure to be extended to encourage additional affordable housing and a range of housing types in high opportunity and affluent areas in the unincorporated County where it may be logical to extend municipal services. This may include infrastructure and/or sphere of influence extensions where appropriate to accommodate affordable housing, multifamily housing, or mixed income development in these areas, focusing on accommodating additional growth and density only where there are existing urbanized areas or clusters of housing or urbanization or where there would be a logical extension of the urban development pattern without significant adverse environmental impacts.

Responsibility: County Administrator’s Office; Community Services Department
Timing: Review sites for feasibility in 2022/2023; identify sites in 2024/2025
Funding: General Fund
Objective: Identify at least 2 sites to accommodate affordable housing, mixed-income housing in high resource or high opportunity areas.

QUANTIFIED OBJECTIVES

Table 2 summarizes the County’s quantified objectives for the period of June 30, 2021, to August 31, 2029. These objectives represent a reasonable expectation of the number of new housing units that will be developed and conserved, and the households that will be assisted over the next 8 years based on the policies and actions outlined in the previous section. As shown in Table II-38 of the Background Report, no units are anticipated to be at-risk during the 2021-2029 Planning Period; therefore, Table V-1 does not identify the preservation of a specific number of units as an objective.

The County anticipates that extremely low-, very low-, and low-income housing needs will be accommodated through the very low- and low-income sites identified in Table V-3 of the Housing Needs Assessment, with the support of the actions in the Housing Plan. The County anticipates meeting its moderate-income goals through higher density homeownership and rental projects on a range of sites suited for medium to high density development.

Income Group	New Construction¹	Rehabilitation²	Preservation³
Extremely Low	7	1	-- (No units are at-risk of conversion)
Very Low	7	2	
Low	9	2	
Moderate	40	2	--
Above Moderate	80	-	--
Total	143	7	Maintain 100% of affordable units

Notes: 1. Units built from July 1, 2021 through August 31, 2029.
 2. This quantitative objective anticipates that the County will receive CDBG or other funding for housing rehabilitation for lower income households.
 3. No units are anticipated to be at-risk during the 2021-2029 Planning Period.

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I INTRODUCTION

The County of Yolo (Yolo County or County) recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The Housing Element is 1 of the mandated elements of the County’s General Plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements.

Consistent with State law, the purposes of this Housing Element are to identify the housing needs of the unincorporated County; to state the County’s goals and objectives regarding housing production, rehabilitation, and conservation to meet those needs; and to define the policies and programs that the County will implement to achieve the stated goals and objectives.

State law requires that the County accommodate its “fair share” of regional housing needs, which are assigned by the Sacramento Area Council of Governments (SACOG) for all jurisdictions in the six-county region. SACOG established the 2021-2029 Regional Housing Needs Plan (RHNP) to assign each city and unincorporated county in the region its fair share of the regional housing need based on a number of factors established by State law (Government Code Section 65584) and regional housing burdens and needs. The objectives of the Regional Housing Needs Allocation (RHNA) are:

- Increase housing supply and the mix of housing types;
- Promote infill, equity, and environment;
- Ensure jobs housing balance and fit;
- Promote regional income equity; and
- Affirmatively further fair housing.

Beyond the income-based housing needs established by the RHNA, the Housing Element must also address special needs groups; such as seniors, persons with disabilities including developmental disabilities, single female parents, large families, farm workers, and homeless persons.

The Yolo County Housing Element consists of 2 documents: the 6th Cycle Housing Element Background Report and the 6th Cycle Housing Element Housing Plan (policy document). The Background Report provides information regarding the County’s population, household, and housing characteristics, quantifies housing needs, addresses special needs populations, describes potential constraints to housing, addresses fair housing issues, and identifies resources available, including land and financial resources, for the production, rehabilitation, and preservation of housing. It is noted that the Background Report includes data for both the unincorporated portions of Yolo County as well as data that reflects the entire County, including the cities. Throughout this document, when data or information is provided for the entire County, including the cities, it is referred to as “countywide”, information for the unincorporated portion of the County is specified as such, and general references to Yolo County or the County refer to the County as a governing body. The Housing Element Background Report provides documentation and analysis in support of the goals, policies programs, and quantified objectives in this Housing Element policy document. The Housing Element policy document, the Housing Plan, pertains to the unincorporated areas of Yolo County and actions taken by the County, including its staff, commissions, and Board of Supervisors, as a governing body.

The Background Report of this housing element identifies the nature and extent of Yolo County's housing needs, including those of special needs populations, potential housing resources (land and funds), potential constraints to housing production, impediments to fair housing, and energy conservation opportunities. By examining the County's housings, resources, and constraints, the County can then determine a plan of action to address housing needs and constraints. This plan is presented in the 6th Cycle Housing Element Housing Plan, which is the policy component of the Housing Element. In addition to identifying housing needs, the 6th Cycle Housing Element Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

A. CONTENTS

This 6th Cycle Housing Element Background Report is divided into the following sections:

I. Introduction

The Introduction provides a brief summary of the purpose of the 6th Cycle Housing Element, describes the components of the Cycle Housing Element, and the contents of the 6th Cycle Housing Element Background Report.

II. Housing Needs Assessment

This Chapter includes an analysis of population and employment trends, quantified housing needs for all income levels, including the County's share of the Regional Housing Needs Allocation (RHNA), household characteristics, housing characteristics, housing stock condition, special housing needs, such as those of the elderly, disabled, including developmentally disabled, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter, and the risk of assisted housing developments converting from lower income to market-rate units.

III. Constraints and Resources

This Chapter includes an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and locally adopted ordinances that directly impact the cost and supply of residential development. This Chapter also provides an analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, proposed and approved densities versus minimum densities, and building permit timing. A discussion of resources available for housing development, including funding sources for affordable housing, rehabilitation, and refinancing is provided.

IV. Inventory of Residential Sites

This Chapter provides an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship between zoning, public facilities, and County services to these sites.

V. Affirmatively Furthering Fair Housing

This Chapter includes an assessment of fair housing, including a summary of fair housing issues, an assessment of the County’s fair housing enforcement and fair housing outreach capacity, an analysis of available data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk, an assessment of the contributing factors for identified fair housing issues, identification and analysis of the County’s fair housing priorities and goals, and identification of strategies and opportunities to implement fair housing priorities and goals.

VI. Evaluation of the 2013-2021 Housing Element

This Chapter evaluates the implementation of the 2013-2021 Housing Element, including its effectiveness in achieving the County’s housing goals and objectives and addressing the housing needs.

VII. Other Requirements

This Chapter addresses opportunities for energy conservation and the 6th Cycle Housing Element’s consistency with the Yolo County General Plan.

VIII. References

This Chapter lists data sources that were used and referenced in preparing the 6th Cycle Housing Element Background Report.

II HOUSING NEEDS ASSESSMENT

A. INTRODUCTION

This section of the Housing Element discusses the characteristics of the County's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and D) Regional Housing Needs.

B. DATA AND METHODOLOGY

To understand the context of local housing in the County of Yolo (Yolo County or County), a review and analysis of the County's population characteristics and housing stock, with an emphasis on the characteristics of the unincorporated portion of the County, was performed. The primary data sources for the 2021-2029 Housing Element Update are the California Department of Housing and Community Development Department (HCD)-Approved Housing Element 6th Cycle Data Packages #1 and #2 prepared by Sacramento Area Council of Governments (SACOG) staff. The SACOG 6th Cycle Housing Element Update data packages have been reviewed and approved by the State of California Department of Community Development and was developed specifically to provide data adequate for use in 6th Cycle Housing Elements to all SACOG jurisdictions. Additional data sources include the U.S. Census Bureau (2010 Census and 2014-2018 American Community Survey (ACS)), California Department of Finance (DOF), California Employment Development Department (CEDD), HCD income limits, and other sources as noted in the document. Due to the use of multiple data sources (with some varying dates), there are slight variations in some of the information, such as total population and total household numbers, presented in this document.

C. DEMOGRAPHIC PROFILE

Demographic changes such as population growth or changes in age can affect the type and amount of housing that is needed in a jurisdiction. This section addresses population, age, and race and ethnicity of Yolo County residents.

1 Population Growth and Trends

Between 2010 and 2020, the countywide population of Yolo County grew from 200,849 to 221,705 people (see Table II-1), an annual growth rate of approximately 0.99%. When reviewing population data, it is important to distinguish between the population changes that affect the entire County and the unincorporated portion of the County, which can be affected by annexations and other boundary changes. The unincorporated area of the County currently makes up about 13.6% of the entire County's total population.

Table II-1 on the following page shows population growth for Yolo County from 2000 through 2020, including the population countywide and the unincorporated portion of the County. According to data prepared by the California DOF, the population of Yolo County in 2020 was 221,705 persons countywide, an increase of approximately 10.4% or 20,856 people since 2010. Of the 221,705 persons living in the County in 2020, 30,173 persons resided in the unincorporated portion of the County, an increase of approximately 23.7% (5,782 people) since 2010. Therefore, the unincorporated portion of

the County experienced significantly higher population growths during the recent decade (2010 to 2020). Conversely, countywide, Yolo County saw the greatest growth in population during the previous decade (2000 to 2010), increasing by 19.1% or 32,189 people resulting in an annual growth rate of 2.1%.

	2000	2010	2015	2020
Population, Countywide	168,660	200,849	211,361	221,705
Percent Change	--	19.1%	5.2%	4.9%
Annual Percent Change	--	2.1%	1.04%	0.9%
Population, Unincorporated Yolo County	21,461	24,391	27,821	30,173
Percent Change	--	13.7%	14.1%	8.4%
Annual Percent Change	--	1.3%	2.7%	1.6%

Sources: SACOG 2020 6th Cycle Housing Element Data Package 1 (U.S. Census Bureau, 2000 Census, 2010 Census, State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2010-2020, Sacramento, California, May 2020).

Table II-2 compares the growth rate of the unincorporated portion of the Yolo County to other cities within the County from 2010 to 2020. As shown in Table II-2, the unincorporated portion of Yolo County had the greatest numeric change in population (5,782 persons), followed by the City of West Sacramento (5,584 persons) and the City of Woodland (5,274 persons), and the largest percentage change in population (23.7%).

Jurisdiction	2010	2020	Change	% Change
City of Davis	65,622	69,183	3,561	5.4%
City of West Sacramento	48,744	54,328	5,584	11.4%
City of Winters	6,624	7,279	655	9.9%
City of Woodland	55,468	60,742	5,274	9.5%
Unincorporated Yolo County	24,391	30,173	5,782	23.7%

Sources: SACOG 2020 6th Cycle Housing Element Data Package 1 (U.S. Census Bureau, 2010 Census, Department of Finance, E-5 City/County Population and Housing Estimates, 2019)

2 Age Characteristics

Table II-3 compares changes in age distributions between the years 2010 and 2018 for Yolo County, including countywide and the unincorporated areas. The U.S. Census Bureau data shows that unincorporated Yolo County has a diverse population, with mostly increases in the percentage share of the total population for age categories under 5 years of age, 20 to 44 years of age, and 65 years of age or older. The data also shows a decrease for age category 45 to 64 years of age and about the same percentage share of the total population for the age category 5 to 19 years of age. For the unincorporated areas, the number of persons under 5 years of age increased by 249 or about 20% since 2010, persons between 20 to 44 years of age increased by 2,395 or 33.3%, and persons 65 years or older increased by 907 or 32.7% since 2010. Additionally, while the age category for 5 to 19 years made up about the same percentage share in 2018 as 2010, the number of persons 5 to 19 years of age increased by 1,041 or 14.5% since 2010. The increases in the percentage share of the total

population for age categories 65+ years of age points to the need to plan for services, such as health and medical services for this older community.

The median age of unincorporated area residents decreased from 29.5 in 2010 to 25.4 in 2018, which is a little over a decade lower than the State’s median age of 36.3 and approximately 5 years lower than Yolo County’s median age of 31.0. This trend points to a larger population of young families moving into the unincorporated areas Yolo County.

Age Group	County				Unincorporated			
	2010	%	2018	%	2010	%	2018	%
Under 5 Years	12,577	6.3	12,467	5.8	1,248	5.1	1,497	5.3
5 to 19 Years	44,246	22.0	46,059	21.4	7,201	29.5	8,242	29.4
20 to 44 Years	79,266	39.5	84,832	39.5	7,484	30.7	9,596	34.3
45 to 64 Years	44,989	22.4	46,178	21.5	5,690	23.3	4,977	17.8
65 + Years	19,771	9.8	25,441	11.8	2,768	11.4	3,675	13.1
Median Age	30.4	--	31.0	--	29.5	--	25.4	--

Source: U.S. Census Bureau, 2010 Census; HCD-Approved 6th Cycle Housing Element Data Package – Yolo County, SACOG 2020 (U.S. Census Bureau, ACS 5-Year Estimates, 2014-2018)

3 Race and Ethnicity

Table II-4 shows that countywide, the County’s residents are predominantly White (47.1%) or Hispanic (31.6%). Between 2010 and 2018, the number of White residents increased by about 1,034 people or 1.0%, while the number of Hispanic residents increased by about 6,856 people or 11.2%. During this time period, countywide residents reporting 2 or more races increased from 3.4% to 4.5% of the population, while Black or African American population and Native Hawaiian/Pacific Islander remained at 2.4% and 0.4%, respectively. Additionally, the American Indian or Alaskan Native population decreased from 0.5% to 0.2%, the Asian population increased slightly from 12.8% to 13.7%, and the Other Race population slightly decreased from 0.2% to 0.1%.

Race	2010		2018	
	Number	%	Number	%
White	100,240	49.9	101,274	47.1
Black or African American	4,752	2.4	5,215	2.4
American Indian or Alaskan Native	1,098	0.5	533	0.2
Asian	25,640	12.8	29,360	13.7
Native Hawaiian and Pacific Islander	817	0.4	919	0.4
Other Race	443	0.2	258	0.1
Two or More Races	6,906	3.4	9,609	4.5
Hispanic or Latino	60,953	30.4	67,809	31.6
Total:	200,849	100%	214,977	100%

Source: SACOG 2020 6th Cycle Housing Element Data Package 2 (U.S. Census Bureau, 2010 Census, U.S. Census Bureau, ACS 5-Year Estimates, 2014-2018)

4 Employment

One of the factors that can affect the demand for housing, and particular housing types, is expansion of the employment base and the types of local jobs that are available. According to the ACS, the estimated civilian labor force in unincorporated Yolo County totaled 10,396 people in 2018, increasing by 1,084 workers since 2010. The civilian labor force includes those civilians 16 years or older living in unincorporated Yolo County who are either working or looking for work. Table II-5 summarizes the employment by industry for unincorporated residents in 2010 and 2018. The largest industry in unincorporated Yolo County in 2018 was educational, health, & social services at 23.7%, followed by agriculture, forestry, fishing and hunting, and mining at 13.0%, and arts, entertainment, recreation, and accommodation and food services at 10.1%.

Industry	2010		2018	
	Number	%	Number	%
Agriculture, Forestry, Fishing and Hunting, and Mining	1,089	11.7	1,353	13.0
Construction	446	4.8	571	5.5
Manufacturing	570	6.1	710	6.8
Wholesale Trade	192	2.1	148	1.4
Retail Trade	888	9.5	1,044	10.0
Transportation and Warehousing, and Utilities	377	4.0	719	6.9
Information	195	2.1	81	0.8
Finance and Insurance, and Real Estate and Rental and Leasing	433	4.7	278	2.7
Professional, Scientific, and Management, and Administrative and Waste Management Services	686	7.4	1,006	9.7
Educational Services, and Health Care and Social Assistance	2,777	29.8	2,465	23.7
Arts, Entertainment, and Recreation, and Accommodation and Food Services	632	6.8	1,052	10.1
Other Services, except Public Administration	371	4.0	495	4.8
Public Administration	656	7.0	474	4.6
Total Civilian Employed Population 16 Years and Over	9,312	100%	10,396	100%

Source: 2020 SACOG 6th Cycle Housing Element Data Package 2 (2006-2010 ACS Census; 2014-2018 ACS)

Yolo County is located within the Sacramento-Roseville-Arden-Arcade Metropolitan Statistical Area (MSA), which includes the Counties of El Dorado, Placer, Sacramento, and Yolo. EDD projections indicate that the total employment within the Sacramento-Roseville-Arden-Arcade MSA is expected to increase by 12.5% between 2016 and 2026. The highest forecast for job growth is in Ambulatory Health Care Services (30.5% increase) and Constructions of Buildings (28.8% increase). EDD also predicts that Mining and Logging activities and Computer and Electronic Manufacturing activities will decrease by 25.0% and 16.9%, respectively, within this time period (*State of California EDD, 2016–2026 Industry Employment Projections*). Table II-6 shows examples of typical jobs and mean wages in the Sacramento-Roseville-Arden-Arcade MSA.

TABLE II-6. OCCUPATION AND WAGE EXAMPLES – SACRAMENTO-ROSEVILLE-ARDEN-ARCADE MSA (2020)

Standard for 1 Adult in Yolo County	Hourly Wages	Estimated Annual Wages
Living Wage	\$13.49	\$26,980
Poverty Wage	\$6.00	\$12,000
Minimum Wage	\$12.00	\$24,000
Occupation Title	Mean Hourly Wage	
Management	\$58.40	\$116,800
Business and Financial Operations	\$37.93	\$75,860
Computer and Mathematical	\$47.24	\$94,480
Architecture and Engineering	\$49.15	\$98,300
Life, Physical and Social Science	\$38.62	\$77,240
Community and Social Services	\$29.07	\$58,140
Legal	\$57.53	\$115,060
Education, Training and Library	\$31.43	\$62,860
Arts, Design, Entertainment, Sports and Media	\$29.77	\$59,540
Healthcare Practitioner and Technical	\$53.73	\$107,460
Healthcare Support	\$16.52	\$33,040
Protective Service	\$30.16	\$60,320
Food Preparation and Serving Related	\$14.25	\$28,500
Building and Grounds Cleaning and Maintenance	\$17.75	\$35,500
Personal Care and Services	\$16.21	\$32,420
Sales and Related	\$22.20	\$44,400
Office and Administrative Support	\$21.80	\$43,600
Farming, Fishing and Forestry	\$14.93	\$29,860
Construction and Extraction	\$28.74	\$57,480
Installation, Maintenance and Repair	\$26.82	\$53,640
Production	\$21.02	\$42,040
Transportation and Material Moving	\$18.79	\$37,580

Wages below the living wage for 1 adult supporting 1 child are in italics.
 Annual wages assumed wages paid for 2,000 hours per year (50 weeks times 40 hours per week).
 Source: MIT Living Wage Calculator for Yolo County, California 2019.
 State of California EDD, Occupational Employment and Wage 2020 – 1st Quarter Data, June 2020.

D. HOUSEHOLD PROFILE

Household size and type, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section details the various household characteristics affecting housing needs in Yolo County.

1. Household Characteristics

According to the Census, a household is defined as all persons living in a housing unit. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone.

A housing unit is defined by the Census as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters.

Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, 1 person living alone, 2 or more families living together, or any other group of related or unrelated persons who share living arrangements.

The household characteristics in a community, including household size, income, and the presence of special needs households, are important factors in determining the size and type of housing needed in the County. People living in assisted living facilities or other group living situations are not considered “households” for the purpose of the U.S. Census count.

Table II-7 below identifies households by tenure and ages of householder in unincorporated Yolo County and countywide in 2017 based on ACS data from 2013–2017. In the unincorporated areas of Yolo County, 59% of households own their home and 41% rent. The unincorporated area’s renter rate is lower, and conversely the homeowner rate is higher, than the countywide rate, with 52% homeowner households and 48% renter households. In the unincorporated areas of Yolo County, homeowner households are generally headed by older residents, with 64% of households headed by a resident 55 years of age or older. Households who rent their homes are generally younger; only about 19% of renter households are headed by a person over the age of 55. Similarly, countywide, 54% of homeowner households are headed by a resident 55 years of age or older and only about 20% of renter households are headed by a person over the age of 55.

TABLE II-7. HOUSEHOLDS BY TENURE AND AGE (2017)				
	Yolo County		Unincorporated Area	
	Number	%	Number	%
Total:	72,845	100%	7,858	100%
Owner Occupied:	37,809	52%	4,598	59%
Householder 15 to 24 years	524	1%	9	<1%
Householder 25 to 34 years	2,976	8%	252	5%
Householder 35 to 44 years	6,077	16%	580	13%
Householder 45 to 54 years	7,938	21%	841	18%
Householder 55 to 64 years	9,076	24%	1,149	25%
Householder 65 to 74 years	6,675	18%	1,084	24%
Householder 75 to 84 years	3,083	8%	536	12%
Householder 85 years and older	1,460	4%	147	3%
Renter Occupied:	35,036	48%	3,260	41%
Householder 15 to 24 years	7,714	22%	924	28%
Householder 25 to 34 years	8,652	25%	794	24%
Householder 35 to 44 years	6,263	18%	362	11%
Householder 45 to 54 years	5,315	15%	566	18%
Householder 55 to 64 years	3,120	9%	293	9%
Householder 65 to 74 years	2,032	6%	197	6%
Householder 75 to 84 years	1,093	3%	101	3%
Householder 85 years and older	757	2%	23	1%

Source: 2020 SACOG 6th Cycle Housing Element Data Package 1 – Yolo County (ACS 2013-2017, 5 Year (B25007))

Table II-8 identifies the household sizes by housing tenure. In 2017, the majority of households consisted of 2 to 4 persons. Large households of 5 or more persons only made up 13.8% of the total households in the unincorporated areas of Yolo County and 11.3% of total households countywide. Additionally, the average household size in the unincorporated areas of Yolo County in 2017 for an owner-occupied unit was 2.70 persons per household and 2.77 persons per household for a renter-occupied unit while countywide the average household size in 2017 for an owner-occupied unit was 2.68 persons per household and 2.64 persons per household for a renter-occupied unit.

	Yolo County		Unincorporated Area	
	#	%	#	%
Owner	37,809	100%	4,598	100%
Householder living alone	8,023	21.2%	1,003	21.8%
Households 2–4 persons	25,561	67.6%	2,891	62.9%
Large households 5+ persons	4,225	11.2%	704	15.3%
Average Household Size	2.68 persons		2.70 persons	
Rental	35,036	100%	3,260	100%
Householder living alone	9,339	26.7%	693	21.3%
Households 2–4 persons	21,685	61.9%	2,188	67.1%
Large households 5+ persons	4,012	11.5%	379	11.6%
Average Household Size	2.64 persons		2.77 persons	
Total:	72,845	100%	7,858	100%
Total Householder living alone	17,362	23.8%	1,696	21.6%
Households 2–4 persons	47,246	64.9%	5,079	64.6%
Large households 5+ persons	8,237	11.3%	1,083	13.8%
Average Household Size	2.66 persons		2.73 persons	

Source: 2020 SACOG 6th Cycle Housing Element Data Package – Yolo County (ACS B25009 2013-2017, 5 Year)
ACS 2013-2017, 5-Year Estimates (Table DP04)

2. Household Income

Household income is one of the most important factors affecting housing opportunity and determining a household’s ability to balance housing costs with other basic necessities of life.

a. Income Characteristics

According to HCD, the estimated median household income (AMI) for a four-person family in the State of California in 2020 was \$87,100. The estimated median household income for Yolo County in 2020 was \$92,500 countywide, while nearby Sacramento and Placer Counties had the same median income of \$86,300 and Solano County had a median income of \$95,400.

b. Income by Household Type and Tenure

Table II-9 shows the income level of unincorporated Yolo County residents by household tenure. A significantly higher percentage of renter households (68.9%) were lower income (<80% median) compared to lower-income residents who owned their homes (33.8%). The high incidence of lower income renter households is of particular significance as market rents in unincorporated Yolo County exceed the level of affordability for lower-income households. As shown in Table II-10, all lower income

households, including both renter and homeowner households, are more likely to pay more than 30% of their income for housing. This issue is further evaluated in the Housing Affordability section.

Income Level	Renters		Owners		Total	
	Number	%	Number	%	Number	%
Extremely Low Income (<30% AMI)	995	30.9%	470	10.1%	1,465	18.6%
Very Low Income (31–50% AMI)	625	19.5%	415	8.9%	1,040	13.2%
Low Income (51–80% AMI)	595	18.5%	690	14.8%	1,285	16.3%
Moderate Income & Above (>80% AMI)	1,000	31.1%	3,090	66.2%	4,090	51.9%
Total	3,215	100%	4,665	100%	7,880	100%

Source: SACOG 2020 6th Cycle Housing Element Data Package – Yolo County (HUD Comprehensive Housing Affordability Strategy (CHAS) Data 2006-2016)

As indicated by Table II-10, there is a significant variation in cost burden (overpaying for housing) by income level. Approximately 2,387 (30.3%) of households in unincorporated Yolo County overpay for housing, which is slightly lower than total percent of households (37.8%) countywide overpaying for housing. The majority of households in unincorporated Yolo County overpaying for housing are in the extremely low (830 households overpaying), very low (615 households overpaying), and low (470 households overpaying) categories. In unincorporated Yolo County, more renter households overpay for housing (1,221 renter households overpaying) than owner households (1,166 owner households overpaying). Similarly, countywide, more renter households overpay for housing than owner households.

Total Households Characteristics	Unincorporated		Yolo County	
	Number	% of Total	Number	% of Total
Total Households	7,885	100.0%	72,545	100.0%
Total Renter households	3,230	41.0%	35,350	48.7%
Total Owner households	4,655	59.0%	37,195	51.3%
Total lower income (0-80% AMI) households	3,790	48.1%	34,885	48.1%
Lower income renters (0-80%)	2,215	28.1%	24,340	33.6%
Lower income owners (0-80%)	1,575	20.0%	10,545	14.5%
Extremely low income renters (0-30% AMI)	995	12.6%	11,015	15.2%
Extremely low income owners (0-30% AMI)	470	6.0%	2,645	3.6%
Low, Very Low, and Extremely Low Income Households Overpaying for Housing				
Lower Income Paying More than 30%	1,915	24.3%	22,690	31.3%
Lower Income Renter Overpaying	1,115	14.1%	16,915	23.3%
Lower Income Owner Overpaying	800	10.1%	5,775	8.0%
<i>Extremely Low Income (0-30%)</i>	830	10.5%	10,395	14.3%
<i>Very Low Income Overpaying (30-50% AMI)</i>	615	7.8%	6,575	9.1%

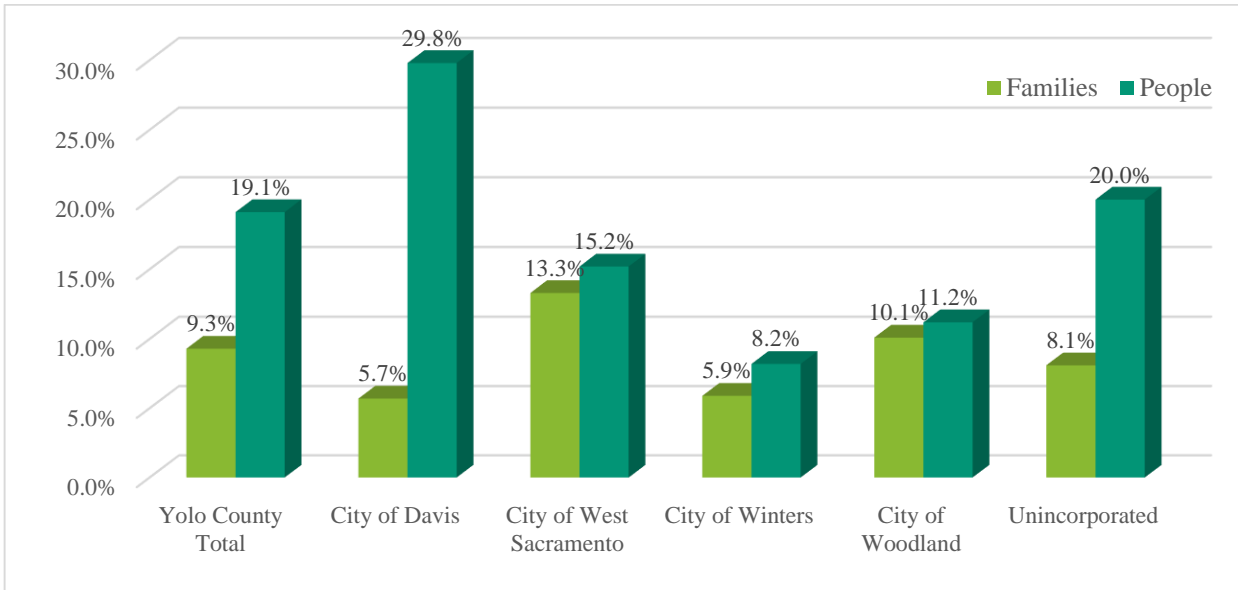
TABLE II-10. HOUSING CHARACTERISTICS (TENURE, OVERPAYMENT) BY INCOME LEVEL (2016)				
Total Households Characteristics	Unincorporated		Yolo County	
	Number	% of Total	Number	% of Total
<i>Low Income Overpaying (50 -80% AMI)</i>	470	6.0%	5,720	7.9%
Low, Very Low, and Extremely Low Income Households Severely Overpaying for Housing				
Lower Income Paying More Than 50%	1,070	13.6%	13,230	18.2%
Lower Income Renter Severely Overpaying	605	7.7%	10,035	13.8%
Lower Income Owner Severely Overpaying	465	5.9%	3,195	4.4%
<i>Extremely Low Income (0-30%)</i>	725	9.2%	8,855	12.2%
<i>Extremely Low Income Renter Severely Overpaying</i>	520	6.6%	7,380	10.2%
<i>Extremely Low Income Owner Severely Overpaying</i>	205	2.6%	1,475	2.0%
<i>Very Low Income Severely Overpaying (30-50% AMI)</i>	290	3.7%	3,035	4.2%
<i>Low Income Severely Overpaying (50-80% AMI)</i>	55	0.7%	1,340	1.8%
Total Households Overpaying	2,387	30.3%	27,445	37.8%
Total Renter Households Overpaying	1,221	15.5%	18,065	24.9%
Total Owner Households Overpaying	1,166	14.8%	9,380	12.9%
Total Households Overpaying 30-50% Income for Housing	1,226	15.5%	13,540	18.7%
Total Households Severely Overpaying 50% of Income or More for Housing	1,161	14.7%	13,905	19.2%
Source SACOG 2020 6 th Cycle Housing Element Data Package – Yolo County (HUD CHAS Data 2006-2016)				

c. Households in Poverty

The level of poverty in a jurisdiction often influences the need for housing to accommodate those persons and families in the Very Low and Low-income categories. The U.S. Census Bureau measures poverty by using a set of money income thresholds that vary by family size and composition of who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. For example, the poverty threshold for a family of 2 with no children would be \$17,120, a household of 2 with a householder aged 65 or older and no children has a poverty threshold of \$15,453, and the poverty threshold of a family of 4 with 2 children under the age of 18 would be \$25,926. (Source: U.S. Census Bureau, 2019).

Poverty rates in unincorporated Yolo County are shown in Figure II-1, which compares the numbers of families living in poverty in the unincorporated areas to those living in the incorporated cities within the County. Individuals in Davis followed by the unincorporated areas have the highest rates of people living in the poverty while families in Davis and Winters are least likely to be living in poverty. In 2019, 8.1% of families were listed as living below the poverty level in the unincorporated areas compared to 20.0% of individuals.

Figure II-1. Percentage of Families & People Living in Poverty (2019)



Source: U.S. Census Bureau, 2015 – 2019 ACS (B17001 and B17012)

Table II-11 shows poverty rates for families in unincorporated Yolo County, with a focus on female-headed households, senior households, and large (5 or more persons) families. Overall, 486 of 5,113 families were in poverty (8.1%). Although female-headed households made up only 11.5% of all families, they accounted for 36.5% of families in poverty. Additionally, large families made up 19.1% of all families in unincorporated Yolo County, but accounted for 17.9% of families in poverty. Senior family households also made up 24.7% of all families in the unincorporated area, but accounted for 12.1% of all families under the poverty line.

Family Type	Unincorporated	
	Number	Percent
Total Families	5,138	100.0%
Female Headed Households	724	14.1%
Senior (65 years or older) Families	1,268	24.7%
Large (5 or more people) Families	981	19.1%
Total Families Under the Poverty Level	414	8.1%
Female Headed Households Under the Poverty Level	151	36.5%
Senior (65 years or older) Households Under the Poverty Level	50	12.1%
Large (5 or more people) Households Under the Poverty Level	74	17.9%

Source: US. Census Bureau, 2013 – 2017 ACS (Table S1702)

d. Extremely Low-Income Households

Extremely low-income (ELI) households are defined as those earning up to 30% of the area median household income. For Yolo County, the countywide median household income in 2020 was \$92,500. For ELI households in Yolo County, this results in an income of \$27,750 or less for a four-person household or \$19,450 for a one-person household. ELI households have a variety of housing situations

and needs. For example, most families and individuals receiving only public assistance, such as social security insurance or disability insurance are considered ELI households. Table II-12 provides representative occupations with hourly wages that are within or close to the ELI income range. As shown in Table II-9, ELI households make up 18.6% of all households in the unincorporated area of Yolo County. Based on Tables II-9 and II-10, approximately 56.7% of ELI households in the unincorporated area of Yolo County pay more than 30% of their incomes for housing.

Occupation Title	Median Hourly Wage	Median Annual Wages
Gaming Dealers	\$10.75	\$22,362
Dishwashers	\$11.24	\$23,391
Ushers, Lobby Attendants, and Ticket Takers	\$11.26	\$23,432
Dining Room and Cafeteria Attendants and Bartender Helpers	\$11.31	\$23,545
Telemarketers	\$11.39	\$23,698
Cashiers	\$11.43	\$23,770
Meat, Poultry, and Fish Cutters and Trimmers	\$11.49	\$23,910
Combined Food Preparation and Serving Workers, including Fast Food	\$11.52	\$23,967
Farmworkers and Laborers, Crop, Nursery and Greenhouse	\$11.56	\$24,062
Cooks, Fast Food	\$11.57	\$24,059

Source: Employment Development Department, Long-Term Occupational Employment Projections 2016–2026 (updated September 2019)

Pursuant to Government Code Section 65583(a)(1), 50% of the unincorporated County’s very low-income regional housing needs assigned by HCD are extremely low-income households. As a result, from the very low-income need of 14 units, the County has a projected need of 7 units for extremely low-income households. Based on current figures, extremely low-income households will most likely be facing an overpayment, overcrowding, or substandard housing conditions. Some extremely low-income households could include individuals with mental or other disabilities and special needs. To address the range of needs of ELI households, Yolo County will implement several programs including the following programs (refer to the Housing Plan for more detailed descriptions of these programs):

- Action HO-A2 makes information available regarding the County’s inventory of residential sites, to assist developers in identifying sites for lower income housing projects, including projects that include units affordable to extremely low income households;
- Action HO-A4 requires community plan updates or new specific plans include a target ratio of rentals to for-sale housing for new residential growth, adopt standards to require a range of housing unit sizes, and include policies and land use designations that support minimum levels of senior housing and mobile home park development;
- Action HO-A6 applies to resale controls, and rent and income restrictions on affordable housing units created through incentives;

- Action HO-A7 provides for assistance to interested mobile home park residents and/or non-profits in applying for State technical assistance and financing for mobile home park acquisition through the Mobilehome Park Resident Ownership Program (MPROP);
- Action HO-A7 ensures the Zoning Code is updated to address identified housing constraints, including reducing constraints to housing types that accommodate extremely low income households, such as accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs), residential care facilities, agricultural worker housing, employee housing, emergency shelters, transitional and supportive housing, low barrier navigation centers, and streamlined and ministerial review for eligible affordable housing projects;
- Action HO-A8 monitors changes in federal and state housing, planning, and zoning laws;
- Action HO-A9 builds public understanding and support for workforce and special needs housing;
- Actions HO-A11 and HO-A12 promote affordable and special housing needs development, rehabilitation, and preservation, including expedited and streamlined processing, assistance with funding applications, incentives to exceed the County's inclusionary requirement and/or assist extremely low income or special needs populations; and coordination with service providers;
- Action HO-A13 provides for coordination with Yolo County Housing to market the Housing Choice Voucher program, improve its overall effectiveness for extremely low-income households, and prioritize vouchers to be set aside for extremely low-income households;
- Action HO-A22 improves access to services for people at risk of homelessness;
- Action HO-A25 assists households with energy bills and energy conservation/efficiency/weatherization improvements;
- Action HO-A30 addresses farmworker housing needs; and
- Action HO-A31 affirmatively furthers fair housing and ensures households understand their rights related to fair housing opportunities and the right to safe, decent housing.

3. Special Needs Populations

Government Code Section 65583(a)(7) requires a Housing Element to address special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The needs of these groups often call for targeted program responses, such as temporary housing, preservation of residential hotels, housing with features to make it more accessible, and the development of four-bedroom apartments. Special needs groups have been identified and, to the degree possible, responsive programs are provided. A principal emphasis in addressing the needs of these groups is to continue to seek State technical assistance grants to identify the extent and location of those with special needs and identify ways and means to assist them. Local government budget limitations may act to limit effectiveness in implementing programs for this group. Please refer to Section II-H of this Element which provide information related to agencies and programs that serve special needs populations in Yolo County.

a. Senior Households

Table II-13 below compares senior households and populations in unincorporated Yolo County between the years 2000, 2010, and 2018. In 2018, there were 2,180 households with a head of household who is 65 years of age or older representing 27.6% of all households in the unincorporated area. Overall, the number of households with a head of household who is 65 years or older increased by about 26.9% or 463 households when compared to 2010, and an increase of 839 households when compared to 2000.

As shown in Table II-13, the vast majority of the senior households owned their own homes, with 1,867 households with a householder 65 years of age or older living in owner-occupied units; only 313 of these households lived in rental housing. The 2014-2018 ACS data indicates that 224 or 6.1% of seniors 65 and older live below the poverty level in unincorporated Yolo County.

The overall population in unincorporated Yolo County increased by approximately 14.7% between 2010 and 2018 with the number of 65+ persons also increasing by 32.7%. The continuing growth in 65+ persons in the County indicates a need to provide more services for this segment of the community. Additional information related to senior households relative to overall households is provided in Table II-14 and Table II-7, which summarizes households by age and tenure.

Household by Age and Tenure	Unincorporated Yolo County		
	2000	2010	2018
Total Owner Occupied:	3,940	4,586	4,471
Owner Householders 65 years and over	1,188	1,481	1,867
Total Renter Occupied:	2,425	3,085	3,412
Renter Householders 65 years and over	153	236	313
Total Occupied Households	6,365	7,671	7,883
Total Householder 65 years and over	1,341	1,717	2,180
Total Population	21,461	24,391	27,987
Total Population 65 years and over	2,128	2,768	3,675

Source: SACOG 2020 6th Cycle Housing Element Data Package – Yolo County (ACS 2014 -- 2018 – B25007); SACOG 2020 6th Cycle Housing Element Data Package 2 (Census Bureau, 2010 Census. U.S. Census Bureau, 2000 Census. (Table H016))

Because seniors tend to live on fixed incomes dictated by Social Security and other retirement benefits, those who do not own their homes are significantly affected by rising housing costs. Also, while some seniors may prefer to live in single-family detached homes, others may desire smaller, more affordable homes with less upkeep, such as condominiums, townhouses, apartments, or mobile homes. According to the DOF E-5 Report, in 2020 about 79.0% of unincorporated Yolo County’s housing stock was made up of single-family detached homes, leaving 21.0% of the housing stock for those who choose to or must live in other forms of housing (see Table II-19). As described in Chapter III, the County’s zoning and land use regulations accommodate a range of housing types that serve the senior population, including single family housing, multifamily housing, mobile homes, senior housing, and care facilities.

There are several programs and services for the County’s senior citizens; many of which serve the disabled or otherwise underprivileged groups. Programs and services for seniors and their families and caregivers are summarized in Section II-H.

b. Persons with Disabilities

A “disability” includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A “mental disability” involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A “physical disability” involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a persons’ mobility or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation.

- Individuals with a mobility, visual, or hearing limitation may require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.
- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage than the population at large are low-income and their special housing needs are often more costly than conventional housing.

Table II-14 compares the employment status of persons with and without a disability in 2014 and 2018. Between 2014 and 2018 there was slight decrease (2 persons) in the number of persons with a disability in the unincorporated areas of Yolo County. The number of persons employed with a disability decreased by 21.6% from 547 persons in 2014 to 429 persons in 2018. Additionally, the number of persons unemployed with a disability also decreased by 19.4% from 98 persons in 2014 to 79 in 2018. Conversely, the number of persons with a disability not in the labor force increased by about 15.1% from 896 persons in 2014 to 1,031 persons in 2018.

	2014		2018	
	Number	Percent	Number	Percent
In the Labor Force:	9,920	57.6%	10,376	54.7%
Employed:	8,696	87.7%	9,585	92.4%
With a Disability	547	6.3%	429	4.5%
No Disability	8,149	93.7%	9,156	95.5%
Unemployed:	1,224	12.3%	791	7.6%
With a Disability	98	8.0%	79	10.0%
No Disability	1,126	92.0%	712	90.0%
Not in the Labor Force:	7,288	42.4%	8,604	45.3%
With a Disability	896	12.3%	1,031	12.0%
No Disability	6,392	87.7%	7,573	88.0%
Total:	17,208	100%	18,980	100%
With a Disability	1,541	9.0%	1,539	8.1%
No Disability	15,667	91.0%	17,441	91.9%

Source: SACOG 2020 6th Cycle Housing Element Data Package 2 (ACS 2010 – 2014, and 2014 – 2018- C18120)

Table II-15 presents data on the types of disabilities of residents countywide and within the unincorporated areas of Yolo County based on the ACS 2017 Data; persons may have more than 1 disability resulting in the total number of disabilities exceeding the total number of disabled persons shown in Table II-14. For persons ages 0 to 64, the most common disabilities are cognitive difficulties (20.6%), ambulatory difficulties (18.5%), and independent living difficulties (12.7%). For the population of ages 65 and over, the most common disabilities are ambulatory difficulties (30.5%), hearing difficulties (25.2%), and independent living difficulties (15.3%).

	Unincorporated		Yolo County	
	Number	Percent	Number	Percent
Total Disabilities Tallied	2,983	100.0%	20,922	100.0%
Total Disabilities for Ages 0–64	1,621	54.3%	12,267	54.9%
Hearing Difficulty	311	10.4%	2,698	12.9%
Vision Difficulty	338	11.3%	2,275	8.4%
Cognitive Difficulty	614	20.6%	5,648	24.6%
Ambulatory Difficulty	551	18.5%	4,564	27.7%
Self-Care Difficulty	170	5.7%	2,005	12.7%
Independent Living Difficulty (Ages 18-64)	380	12.7%	3,567	17.0%
Total Disabilities for Ages 65 and Over	1,362	45.7%	8,655	41.4%
Hearing Difficulty	753	25.2%	4,210	20.1%
Vision Difficulty	316	10.6%	1,453	6.9%
Cognitive Difficulty	374	12.5%	2,070	9.9%
Ambulatory Difficulty	909	30.5%	4,991	23.9%
Self-Care Difficulty	268	9.0%	1,643	7.9%
Independent Living Difficulty	456	15.3%	3,506	16.8%

Source: SACOG 2020 6th Cycle Housing Element Data Package – Yolo County (ACS 2013-2017 - S1810)

As described in Section III, the County's zoning and land use regulations accommodate a range of housing types that serve the disabled population, including residential care facilities for 6 or fewer persons which are treated as a single-family home, care facilities, and various housing types including multifamily housing and mobile homes. To address the range of needs of households with disabilities, Yolo County will implement several programs including the following programs (refer to the Housing Plan for more detailed descriptions of these programs):

- Action HO-A2 identifies and maintains sites for affordable and special needs housing;
- Action HO-A7 updates the Zoning Code to address identified housing constraints;
- Action HO-A8 monitors changes in federal and state housing, planning, and zoning laws;
- Action HO-A9 builds public understanding and supports for workforce and special needs housing;
- Action HO-A11 and HO-A12 promotes affordable and special housing needs development, rehabilitation, and preservation, including expedited and streamlined processing, assistance with funding applications, incentives to exceed the County's inclusionary requirement and/or assist extremely low income or special needs populations; and coordination with service providers;
- Action HO-A31 affirmatively furthers fair housing and ensures households understand their rights related to fair housing opportunities and the right to safe, decent housing.

c. Persons with Developmental Disabilities

A developmental disability is a disability which originates before an individual attains age 18, continues or can be expected to continue indefinitely, and constitutes a substantial handicap for the individual. This term includes the diagnoses of intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes handicapping conditions found to be closely related to mental retardation or requiring treatment similar to that required for persons with an intellectual disability, but does not include other handicapping conditions that are solely physical in nature. (Lanterman Act, Welfare and Institutions Code, Section 4512.)

Alta California Regional Center (ACRC) is responsible for serving developmentally disabled residents of the 10 counties in northern California (i.e., Alpine, Colusa, El Dorado, Nevada, Placer, Sacramento, Sierra, Sutter, Yolo, and Yuba Counties). The ACRC budget for fiscal year 2018–2019 showed almost 98.6% or \$446,965,082 of the \$453,375,165 expense budget was allocated to program services for clients and 1.4 % or \$6,410,083 was allocated to supporting services for management and general operational expenses.

While the US Census reports on a broad range of disabilities, the Census does not identify the subpopulation that has a developmental disability. The ACRC maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments, and reports that there are 1,679 developmentally disabled persons in Yolo County (Source: ACRC Client Statistics as of 11/1/2018).

The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code; therefore, it should be noted that

zip codes for incorporated cities may contain portions of unincorporated Yolo County. For example, approximately 68.7% of the population within the zip code for Winters (95694) resides in Winters based on ACS population data. As shown in Table II-16, the DDS data indicates that a total of >51 developmentally persons reside in zip codes for the unincorporated areas of Yolo County, while 1,723 developmentally persons reside in an incorporated city.

TABLE II-16. DEVELOPMENTAL DISABILITIES BY AGE (2020)			
	0 to 17 Years	18+ Years	Total
City Areas by Zip Code			
95605 / West Sacramento	62	67	129
95616 / Davis	96	126	222
95618 / Davis	100	101	201
95691 / West Sacramento	191	164	355
95694 / Winters	43	29	72
95695 / Woodland	219	234	453
95776 / Woodland	169	122	291
Subtotal	880	843	1,723
Unincorporated Communities and Areas by Zip Code			
95607 / Capay	0	<11	>0
95612 / Clarksburg	<11	<11	>0
95627 / Esparto	13	15	28
95637 / Guinda	<11	<11	>0
95653 / Madison	<11	<11	>0
95697 / Yolo	<11	0	>0
95698 / Zamora	<11	<11	>0
95912 / Dunnigan	23	<11	>23
95937 / Dunnigan	<11	<11	>0
Subtotal – Unincorporated Areas	>36	>15	>51
Total	>916	>858	>1,774

Source: DDS, 2020 Developmental Disabilities by Zip Code; De Novo Planning Group, 2020

Table II-17 breaks down the developmentally disabled population by residence type for the Yolo County zip codes. Countywide, approximately 84.9% (or >1,475) of developmentally disabled persons reside in the homes of their families or private guardians while about 12% (or >209) reside in independent living facilities. Approximately 13% live in some form of community care unit. As shown in Table II-17, in the zip codes associated with unincorporated communities and areas, the majority of developmentally disabled persons live in the home of their family, parent, or guardian. These distributions are fairly consistent with the client statistics for the ACRC service area, which notes 77.2% of developmentally disabled persons reside in homes of their families or private guardians and 12.3% of developmentally disabled persons reside in independent living or supported living situations.

TABLE II-17 DEVELOPMENTAL DISABILITIES BY RESIDENCE TYPE (2020)							
Zip Code	Home of Parent, Family, or Guardian	Independent / Supported Living	Community Care Facility	Intermediate Care Facility	Foster / Family Home	Other	Total
City Areas by Zip Code							
95605 / West Sacramento	100	28	0	0	<11	0	>128
95616 / Davis	144	70	<11	0	0	<11	>214
95618 / Davis	159	32	<11	0	0	<11	>191
95691 / West Sacramento	306	36	<11	0	0	<11	>342
95694 / Winters	61	<11	<11	0	<11	0	>61
95695 / Woodland	372	43	16	19	<11	<11	>450
95776 / Woodland	259	<11	0	18	<11	<11	>277
Unincorporated Communities and Areas by Zip Code							
95607 / Capay	<11	0	0	0	0	<11	>0
95612 / Clarksburg	<11	0	<11	0	0	0	>0
95627 / Esparto	28	0	0	0	0	0	28
95637 / Guinda	<11	<11	0	0	0	0	>0
95653 / Madison	<11	0	<11	0	0	0	>0
95697 / Yolo	<11	0	0	0	0	0	>0
95698 / Zamora	<11	0	0	0	0	0	>0
95912 / Dunnigan	32	<11	0	0	0	0	>32
95937 / Dunnigan	14	<11	0	0	0	0	14
Source: DDS, 2020 Developmental Disabilities by Zip Code; De Novo Planning Group, 2020							

According to Yolo County’s 2013-2021 Housing Element, there were 1,162 developmentally disabled persons countywide in 2012. As shown in Table II-16, in 2020, there were >1,774 developmentally disabled persons countywide, representing more than 52.7% increase since 2012. This sharp rise in developmentally disabled persons countywide indicates that demand for affordable, accessible housing for its clients will likely increase. While the majority of developmentally disabled persons in the unincorporated areas of the County live with their parents, many need a supportive living environment, such as in-home care, a residential care home, or a community living facility. While many persons with developmental disabilities are eligible for various subsidy and assistance programs, many are unable to secure needed subsidized housing. Many of the individuals living with their parents will need alternative housing options as their parents age. This cycle triggers a need to explore other feasible housing alternatives, including in-home supportive care and adult residential care homes and facilities. Resources for persons with developmental disabilities are described in Section II-H.

As described in Section III, the County’s zoning and land use regulations accommodate a range of housing types that serve the developmentally disabled population, including single family housing, multifamily housing, and mobile homes for persons living with their family or guardian. To address the range of needs of households with developmental disabilities, Action HO-A13 of the Housing Plan will update the Zoning Code to revise “Home Occupation/Home Care” term to remove “group or home care” and create a new term for “Residential Care Home”, as well as to revise the definition to clarify that this

type of facility is intended to serve as a residence for individuals in need of assistance with daily living activities.

d. Large Households

Government Code Section 65583(a)(C) requires an analysis of housing needs for large families, those with 5 or more members. Large family households comprised 14.6%, or 1,158, of the total households in unincorporated Yolo County according to the 2014–2018 ACS (see Table II-18 below). As shown in Table II-18, approximately 58.2% of large households in the unincorporated areas owned their own homes. Additionally, 5-person households make up nearly 54% of the large family households in unincorporated Yolo County with households with 6 or more persons accounting for the remaining 46% of large households.

Householder Type	Unincorporated Areas	
	Number	Percent
Owner Households	4,471	56.7%
5-Person Household	368	8.2%
6-Person Household	202	4.5%
7-or-more Person Household	104	2.3%
Renter Households	3,412	43.3%
5-Person Household	257	7.5%
6-Person Household	108	3.2%
7-or-more Person Household	119	3.5%
Combined Total	7,883	100.0%
5-Person Household	625	7.9%
6-Person Household	310	3.9%
7-or-more Person Household	223	2.8%

Source: U.S. Census Bureau, ACS 2014-2018 (B25009)

The needs of large families are unique in that they require more space to satisfy minimum household needs. The increase in average household size Statewide is, to some extent, linked to the subject of overcrowding. Overcrowding is defined as more than 1 person per room; as shown in Table II-29, 6.5% of households in unincorporated Yolo County live in overcrowded conditions. To ameliorate this impact in the unincorporated areas, an increase in the number of affordable housing units with 4 bedrooms or more is needed. In many cases, housing units of this size constitute a small portion of the total housing supply, forcing families to continue to live in what may be considered as overcrowded units. To address large household needs Action HO-A4 requires community plan updates and new specific plans to address a variety of housing types and a range of housing sizes, including rental units with more than 3 bedrooms, and Actions HO-A11 and HO-A12 seek to promote affordable and special housing needs (including 4 or more bedroom units for large families) development, rehabilitation, and preservation, including expedited and streamlined processing, assistance with funding applications, incentives to exceed the County’s inclusionary requirement and/or assist extremely low income or special needs populations; and coordination with service providers. Additionally,

e. Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

Estimating the size of the agricultural labor force can be problematic as farmworkers are historically undercounted by the census and other data sources. For instance, the U.S. Census Bureau does not track farm labor separate from mining, fishing and hunting, and forestry, nor does the U.S. Census Bureau provide definitions that address the specific nuances of farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business versus agricultural field). As shown in Table II-5, 1,353 persons (13.0% of unincorporated Yolo County residents in the labor force) were estimated to be employed in the agriculture, forestry, fishing, hunting, and mining industry based on 2014-2018 ACS data.

Data supplied by the United States Department of Agriculture, National Agriculture Statistics Service (USDA) reveals the countywide breakdown of farm labor employment and the labor expense for Yolo County as shown in Table II-19. The 2017 USDA data is the most recent available data that provides a focused analysis of farming activities and employment in the County. Table II-20 provides a breakdown of countywide farm labor employment by days worked. The data from this table indicates that countywide, there were 4,506 farmworkers in 2017. Of these farmworkers, 2,600 worked more than 150 days a year and 1,906 worked less than 150 days per year and are likely seasonal workers.

Hired Farm Labor	Farm Operations	Workers	Total Payroll
Yolo County	467	4,506	\$111,380,000

Source: 2017 USDA Agricultural Census Data, Table 7

Hired Farm Labor	Farm Operations	Workers
150 Days or More	313	2,600
Less Than 150 Days	315	1,906

Source: 2017 USDA Agricultural Census Data, Table 7

Yolo County is situated in the rich agricultural region of California’s Central Valley and the Sacramento River Delta. For this reason, the County has a large agricultural industry and is a significant producer of agricultural commodities. According to the most recent Yolo County Agricultural Crop Report, the gross value of agricultural production in the County reached \$765,231,000 in 2019 representing an

increase of \$89,335,000 or 13.2% above 2018's value. The top 3 crops for the region were almonds, wine grapes, and tomatoes respectively.¹

In 2017, Yolo County prepared an Agricultural Labor report, which identified the needs of farmworkers and potential strategies to address those needs at the local level. The report addressed 7 major categories, including Medical Access, Housing, Food Security, Transportation, Education, Labor Force, and Additional Concerns. With respect to the housing-related findings, the report noted a large portion of farmworkers in Yolo County are permanent year-round residents that live locally, either in rural towns close to farms or in the cities, particularly Winters and Woodland, where there are more affordable housing options². However, the Yolo County Agricultural Labor Report noted that there still is a lack of affordable housing for farmworkers that are low-income in Yolo County, resulting in long waiting lists for low-income housing. Additionally, the migrant housing units generally do not accept single adults, further reducing farmworkers options. The limited and high cost of housing market results in many people crowding together in private rentals or commuting from areas where they are able to obtain housing. To further address farmworker housing needs, Action HO-4A encourages a broader range of housing types and unit sizes, including both studio units and large family (4 bedroom or more) units to be addressed in community plan updates and specific plans. Action HO-A7 requires the Zoning Code to be updated to define agricultural worker housing and to provide for streamlined, ministerial approval of eligible agricultural worker housing, consistent with the requirements of State law. Actions HO-A11 and HO-A12 promote affordable and special housing needs (including farmworkers) development, rehabilitation, and preservation, including expedited and streamlined processing, assistance with funding applications, incentives to exceed the County's inclusionary requirement and/or assist extremely low income or special needs populations; and coordination with service providers. Action HO-A30 addresses implementing strategies identified in the County's Agricultural Labor Report that are not addressed in other Housing Element programs, and Action HO-A31 affirmatively furthers fair housing for all persons through a number of measures, including outreach to all special needs groups, including farmworkers.

Table II-21 summarizes the farmworker housing units in Yolo County, as presented in the USDA 2017 Agricultural Census for Yolo County. The permanent housing facility is called Mutual Housing at Spring Lake and is located at 2170 Farmers Central Road in Woodland. While the USDA 2017 Agricultural Census identifies 13 permanent farmworker units, the SACOG 2020 6th Cycle Housing Element Data Package identifies that the Mutual Housing at Spring Lake project provides a total of 100 affordable units. The 2 Migrant Centers (Seasonal) in Yolo County include the Davis Migrant Housing Center located at 31150 County Road 105 in Dixon, CA (within unincorporated Yolo County) and the Madison Migrant Housing Center located at 29289 State Highway 16 in Madison, CA. In total, the 2 Migrant Centers (Seasonal) provide housing for 150 farmworkers. Resources available for farmworkers are described in Section II-H.

1 Yolo County. *Yolo County Agricultural Crop Report 2019*. Access: <https://www.yolocounty.org/home/showdocument?id=65348>

2 Yolo County Board of Supervisors. *Yolo County Agricultural Labor*. September 26, 2017. Access: https://yoloagenda.yolocounty.org/docs/2018/BOS/20180710_1905/7413_Agricultural%20Labor%20Report-Final.pdf

Name/Location	Type	Capacity
Mutual Housing at Spring Lake 2170 Farmers Central Road, Woodland	Permanent Employee Housing	101 units
Davis Migrant Center 31150 County Rd 105, Dixon (in unincorporated Yolo County)	Seasonal Migrant Center	62 units
Madison Migrant Center 29289 State Highway 16, Madison	Seasonal Migrant Center	88 units

Source: SACOG 2020 6th Cycle Housing Element Data Package – Yolo County (HCD - USDA Agricultural Census Data)

The HCD publication titled “Housing Element Questions and Answers – A Guide to the Preparation of Housing Elements, June 2001,” explains that “sites identified for farmworker housing should facilitate the provision of housing for agricultural workers while minimizing the development of prime agricultural land to urban uses. These sites should also have characteristics relating to location, zoning and development standards which would be appropriate for their use for housing for farmworkers. Where a need for farmworker housing has been identified, the program should identify zones where housing for permanent and, where appropriate, for migrant farmworkers is allowed.”

Farmworker housing is defined in the Zoning Code as “any living quarters, dwelling, boardinghouse, bunkhouse, mobile home, or other housing accommodation maintained in connection with any work or place where work is being performed and the premises upon which such accommodations are situated, and/or the areas set aside and provided for the accommodation of farm workers.” In Yolo County, farmworker housing projects of 36 beds or less, or 12 separate housing units or less, are allowed in the agricultural zones with the issuance of a building permit, except in the A-I, A-C, and A-R zones. A project with more than 36 beds or 12 units requires a minor or major use permit, at the discretion of the Community Services Director (Director). Additionally, the Zoning Code states that farmworker housing must comply with all applicable state laws, which could include California Health and Safety Code Sections 17008 and 17021 and the California Mobilehome Parks Act. Chapter IV, Constraints, provides additional discussion of current requirements of State law related to employee housing, including housing for agricultural employees.

f. Female Heads of Households

Households with female heads make up approximately 11.5% of households in unincorporated Yolo County (See Table II-11, Households in Poverty). In 2018, about 28.6% of female-headed households in unincorporated Yolo County had incomes below the poverty line while female-headed households made up only 11.5% of all households in unincorporated Yolo County. Single female-headed households with children present would benefit from affordable housing types, particularly housing targeted at the ELI group, as well as housing located in the vicinity of daycare, schools, and other services. Battered women with children comprise a sub-group of female-headed households that are especially in need.

In Yolo County, there are a number of social service providers and emergency housing facilities serving women in need. For example, the Empower Yolo is an organization in Yolo County that assists families and victims affected by domestic violence, sexual assault, stalking, human trafficking, and child abuse. Empower Yolo’s mission is to promote safe, healthy, and resilient communities. Specifically, Empower

Yolo operates a 24-hour crisis intervention, emergency shelters, supportive/transitional housing, confidential counseling, training, legal assistance, and other services for individuals and families affected by domestic violence, sexual assault, stalking, human trafficking, and child abuse. As described in Section II-H, there are also a number of health service providers, such as CommuniCare, as well as supportive, transitional, and emergency housing providers in Yolo County to assist low-income women and women with children.

g. Homeless And Other Groups In Need Of Temporary And Transitional Affordable Housing

Government Code Section 65583(a)(7) requires that the Housing Element include an analysis of the needs of homeless persons and families. The analysis must include: (1) estimates of the number of persons lacking shelter; (2) where feasible, a description of the characteristics of the homeless (i.e., those who are mentally ill, developmentally disabled, substance abusers, runaway youth); (3) an inventory of resources available in the community to assist the homeless; and (4) an assessment of unmet homeless needs, including the extent of the need for homeless shelters.

The law also requires that each jurisdiction address community needs and available resources for special-housing opportunities, known as transitional and supportive housing. These housing types provide the opportunity for families and individuals to “transition” from a homeless condition to permanent housing, often with the assistance of supportive services to assist individuals in gaining necessary life skills in support of independent living.

The following discussion addresses the requirements of Government Code Section 65583(a)(7). It should be noted that data on homeless families and individuals is not developed based on jurisdictional boundaries. The Davis/Woodland/Yolo County Continuum of Care (CA-521), hereafter known as the Yolo County Homeless and Poverty Action Coalition (HPAC), is a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Yolo County. The mission of HPAC is to provide leadership on homelessness and poverty in Yolo County with a vision to create and sustain a comprehensive, coordinated, and balanced array of human services for homeless and low-income individuals and families within Yolo County. The HPAC serves as a convening entity who hopes to achieve a synergistic relationship with the Strategic Plan to End Homelessness Executive Commission to achieve all of the goals in the Yolo County General and Strategic Plan to End Homelessness and to address issues of homelessness and poverty countywide.

As the primary coordinating body for homeless issues and assistance for a geographic area encompassing the entire county, the HPAC accomplishes a host of activities and programs vital to the community, including an annual point-in-time “snapshot” survey to identify and assess the needs of both the sheltered and unsheltered homeless, tracking homeless demographics using local service providers throughout the calendar year, and an annual action plan that helps direct community resources and actions in the form of comprehensive programs and activities.

h. Homeless Estimates

According to the HPAC, an estimate of the County’s homeless population was undertaken in concert with the requirements of the U.S. Department of Housing and Urban Development (HUD) for participating Continuums of Care (CoCs) nationwide. Those mandates require that a point-in-time study be taken. This study allows service agencies and local governments to spot trends in homelessness

and to evaluate the success of existing programs. It is also a tool for agencies and their partners to plan for programs and services to meet the needs of homeless individuals and families in the community and to use in applying for grant and other funding.

The HPAC conducted its 2019 Homeless Count in January 2019. The Homeless Count, also known as the Point-in-Time (PIT) Count, is a survey of individuals and families identified as experiencing sheltered or unsheltered homelessness within the boundaries of Yolo County on a single night in January. While HPAC conducted the majority of count activities on the morning of January 23, 2019, additional count activities occurred over the course of the 7 days following the night of January 22, 2019. This approach, known as a post-night count, allows enumerators several days to ensure a complete canvassing of the community. The majority of individuals counted in this way were those who had been sheltered in Emergency Shelter or Transitional Housing on the night of January 22, 2019. The primary drawback to the “post-night count” approach is that it increases the chances of double counting. In an effort to avoid double counting, enumerators collected the initials as well as birth month and year of each participant.

The 2019 PIT Count identified 655 total homeless persons countywide, consisting of 258 sheltered and 397 unsheltered homeless. The 2019 PIT County identified homeless persons by jurisdiction; however, the count grouped together data for Winters and the remainder of the unincorporated rural areas and did not separate data for just the unincorporated communities. Of the 655 total homeless persons, 35 were located in Winters or unincorporated rural communities, including no sheltered and 35 unsheltered homeless persons. The number of homeless persons in Winters/rural areas has increased by 337.5% between the 2017 PIT Count and the 2019 PIT Count, as shown in Table II-21. Additionally, the total number of homeless persons countywide has increased by 42.7% or 196 homeless persons between the 2017 PIT and 2019 PIT Counts.

HPAC PIT Count	Winters/Rural Areas			Countywide		
	Sheltered	Unsheltered	Total	Sheltered	Unsheltered	Total
Homelessness PIT Count 2019	0	35	35	258	397	655
Homelessness PIT Count 2017	0	8	8	250	209	459
Homelessness PIT Count 2015	n/a	n/a	n/a	305	193	498

Source: HPAC 2019 PIT Report; HPAC 2017 PIT Report; HPAC 2015 PIT Report

As shown above, the 2019 PIT Report identified 35 persons in Winters/rural communities experiencing homelessness, representing 5.3% of the County’s total homeless count of 655 individuals. All (35 or 100%) of the homeless individuals in Winters/rural communities were unsheltered.

Additional demographics for the 655 homeless individuals countywide are shown below in Table II-22. Of the 655 homeless individuals countywide, 46 homeless individuals in Yolo County are veterans, 46 are between 18 to 24 years old, 86 are children, 164 are chronically homeless, 308 have criminal convictions, and 131 are in family groups; it is noted that these characteristics are not discrete and there is overlap between these groups. Additionally, the HPAC 2019 PIT Count noted that of the 655 homeless individuals, 50% had at least 1 health issue. In total, 21% of homeless individuals had 1 health issue, 14% had two, 9% had three, and 6% had 4 or more health issues.

TABLE II-23. YOLO COUNTY HOMELESS CHARACTERISTICS						
Homeless Profile	Sheltered		Unsheltered		Combined	
	Number	%	Number	%	Number	%
Total Homeless Population	258	100%	397	100%	655	100%
Male	n/a	n/a	n/a	n/a	407	62.1%
Female	n/a	n/a	n/a	n/a	225	34.4%
Gender Non-Conforming/Unknown	n/a	n/a	n/a	n/a	23	3.5%
Additional Demographics						
Chronically Homeless	65	25.0%	99	25%	164	25%
Veteran	40	15.5%	6	1.5	46	7%
Felony Conviction	121	47.0%	187	47.0%	308	47.0%
Serious Mental Health Issues	46	17.8%	78	19.6%	124	19.0%
Substance Abuse Disorder	42	16.3%	135	34.0%	177	27.0%
Families	52	20.0%	79	20%	131	20%
Youth (18-24)	31	12.0%	15	3.8%	46	7.0%
Children	86	33.3%	0	0%	86	13.1%
Note: Respondents may be included in more than 1 subset. For example: a respondent may be a Veteran and also Chronically Homeless.						
Source: HPAC 2019 PIT Report						

Of the 655 homeless individuals that identified the duration and frequency of homelessness for the entire HPAC region, nearly 49% reported experiencing long-term homelessness, which is defined as being continuously homeless for 12 months or longer. Additionally, 26% of the 655 homeless individuals reported being homeless fewer than 4 times, while 36% reported being homeless 4 or more times in the past 3 years and 25% said it was unknown. Approximately 164 of the 655 homeless individuals counted met the definition of being chronically homeless. HUD defines a chronically homeless individual as someone who has experienced homelessness for a year or longer, or has experienced at least 4 episodes of homelessness in the last 3 years and also has a diagnosed disability that prevents them from maintaining work or housing.

i. Emergency Shelters, Transitional, and Supportive Housing

Resource Inventory

Homeless programs are primarily administered at the County-level through HPAC. HPAC maintains a list of services for homeless and low-income families. The most recent inventory of resources available within Yolo County for emergency shelters, transitional housing, and permanent supportive housing units comes from the 2019 Housing Inventory reported to the U.S. Department of Housing and Urban Development by the HPAC, also known as the Davis, Woodland/Yolo County CoC. Table II-23 below shows the total beds offered by homeless facilities in Yolo County. As shown, 643 total beds were available countywide in 2019, which are described in greater detail in the following paragraphs.

Davis, Woodland/Yolo County Continuum of Care Region						
Facility Type	Family Units	Family Beds	Adult-Only Beds	Total Year-Round Beds	Seasonal	Overflow
Emergency Shelter	30	111	98	209	55	15
Transitional Housing	9	32	27	59	n/a	n/a
Permanent Supportive Housing	13	39	103	142	n/a	n/a
Rapid Rehousing	69	205	28	233	n/a	n/a
Total Beds	121	387	256	643	55	15

Source: HUD 2019 Continuum of Care Homeless Assistance Programs – Housing Inventory County CoC Number: CA-521 (Davis, Woodland/Yolo County CoC). Url: https://files.hudexchange.info/reports/published/CoC_HIC_CoC_CA-521-2019_CA_2019.pdf

Emergency Shelters

As described in Chapter III, an emergency shelter is housing with minimal supportive services for homeless persons that is limited to occupancy of 6 months or less. Thirteen emergency shelters are available to provide services in the HPAC region. According to the HUD 2019 Continuum of Care Housing Inventory County Report for the Davis, Woodland/Yolo County CoC, a total of 209-year-round beds are available; thus, emergency shelters comprise 32.5% of the total year-round beds in the County. The following year-round primary emergency shelters offer 336 shelter beds in Yolo County:

Provider/Facility	Client Type	Total Beds
City of Davis – Hotel/Motel	Single families, households with children, and single adults	11 beds
City of West Sacramento – Winter Warming Center	Seasonal beds	10 seasonal beds
Davis Community Meals and Housing – Emergency Shelter	Single adults	2 beds
Empower Yolo – Emergency Shelter	Single-adults and single families escaping domestic violence, sexual assault, or human trafficking	8 beds
Empower Yolo – Prop 47 Motels/Hotels	Single adults	1 bed
Empower Yolo – Wallace and Vannucci House	Single-adults and single families escaping domestic violence, sexual assault, or human trafficking	35 beds
Fourth & Hope – Emergency Shelter	Households with children, single women, and single men	65 beds (includes 15 overflow)
Interfaith Rotating Winter Shelter of Davis	Seasonal beds	25 seasonal beds
Yolo County Health and Human Services – CalWORKs Housing Allocation	Single families and households with children	64 beds
Yolo County Health and Human Services – CalWORKs Temporary Housing	Single families and households with children	25 beds
Yolo County Health and Human Services – Direct to Client Hotel/Motel	Adult-only	1 Bed
Yolo Emergency Shelter Services – Extended Emergency Shelter	Adult-only	12 beds

Yolo Emergency Shelter Services – Rotating Winter Emergency	Seasonal winter beds	20 seasonal beds
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Transitional Housing

As described in Chapter III, transitional housing is rental housing requires the termination of assistance and recirculation of the assisted unit to another eligible program recipient after a pre-identified period of time that is no less than 6 months. Six transitional-housing providers were available to provide services in the HPAC area, providing a total of 59 beds. The table below highlights the number of beds each of the 6 transitional-housing providers were able to provide in 2019.

Provider/Facility	Client Type	Beds
Davis Community Meals and Housing – Family Transitional Housing	Single families and households with children	19 beds
Davis Community Meals and Housing – New Pathways	Single men and women	4 beds
Davis Community Meals and Housing – Transitional Housing for Men	Single men	10 beds
Shores of Hope – Transitional Housing	Single families, households with children, and single adults	13 beds
Turning Point Community Programs – Helen M. Thompson Home	Single men and women	4 beds
Yolo County Health and Human Services – Transitional Housing Placement	Single families, households with children, and single adults	9 beds

Permanent Supportive Housing

As described in Chapter III, supportive housing is housing for homeless persons that has no limit on the length of stay and is linked to onsite or offsite supportive services to maximize the occupant’s ability to live and work in the community. In 2019, the HPAC area had 5 permanent supportive housing providers that offered the following bed counts at 7 different facilities:

Provider/Facility	Client Type	Beds
Davis Community Meal and Housing	Single men and women	42 beds
Fourth & Hope – PSH 2015 Reallocation	Single families, households with children, and single adults	27 beds
Fourth & Hope – PSH Consolidated	Single families, households with children, and single adults	18 beds
Fourth & Hope – PSH Bonus 2016	Single families and households with children	4 beds
Turning Point Community Programs – HSS Permanent Supportive Housing	Single men and women	8 beds
Yolo Community Care Continuum – Supported Housing (Merged)	Single men and women	13 beds
Yolo County Housing – HUD-VASH Vouchers	Single families, households with children, and single adults	30 beds

Rapid Re-Housing

In 2019, the Empower Yolo and Yolo Community Health and Human Services were the only 2 rapid re-housing providers in Yolo County that offered the following bed counts:

6TH CYCLE HOUSING ELEMENT BACKGROUND REPORT

Provider/Facility	Client Type	Beds
Empower Yolo – Prop 47 Rapid Re-Housing	Single-adults and single families escaping domestic violence, sexual assault, or human trafficking	14 beds
Empower Yolo – Transitional Housing for Domestic Violence Victims	Single-adults and single families escaping domestic violence, sexual assault, or human trafficking	30 beds
Empower Yolo – Rapid Re-Housing	Single-adults and single families escaping domestic violence, sexual assault, or human trafficking	4 beds
Yolo County Health and Human Services – CalWORKs Housing Allocation	Single families and households with children	162 beds
Yolo County Health and Human Services – CalWORKs Permanent Housing	Single families and households with children	4 beds
Yolo County Health and Human Services – Bringing Families Home	Single families, households with children, and single adults	19 beds

Assessment of Need

Based on the available information, there is a countywide homeless population of 655 persons but only 643 beds, indicating an unmet demand for 12 homeless persons countywide. It is noted that the 2019 PIT Report identified only 258 sheltered homeless persons and 397 unsheltered homeless persons. The discrepancy between sheltered homeless persons and the County’s total capacity to house homeless persons indicates a need for additional community services resources to assist and match the homeless population with the countywide shelter and housing resources. Overall, the average bed-utilization rate for emergency shelters is 75.9% and is 77.9% for transitional housing, according to the housing activity chart reports for HPAC (*Source: SACOG 2020 Housing Element Data Package 2*). Although there are seasonal fluctuations in bed counts, these figures demonstrate a demand for supportive housing. Reviewing the eligible populations for the County’s various shelter opportunities indicates 323 beds are limited to occupancy by single adults with children or families with children. However, only 131 or 20% of the identified homeless persons during the 2019 PIT Survey were part of a family and 86 were children. Conversely, there were 407 homeless men but only 10 beds for single males only and 259 beds for single females or single males. This indicates that additional capacity is needed for shelter opportunities for men.

Additionally, the 2019 PIT Report identified 0 sheltered and 35 unsheltered homeless persons in Winters/rural areas compared to 0 unsheltered and 8 unsheltered homeless persons in 2017, representing a 337.5% increase in unsheltered homeless individuals in Winters and the unincorporated rural communities. Additionally, in looking at historical homeless count data presented in the 2019 PIT Report, it appears that no sheltered homeless persons have been identified in the Winters/rural communities between 2009 to 2019 while Davis, Woodland, and West Sacramento have identified between 19 to 146 sheltered homeless individuals in each jurisdiction between 2009 to 2019. Based on a review of the 2019 Housing Inventory reported to the U.S. Department of Housing and Urban Development by the HPAC, it appears that emergency shelters, transitional housing, or permanent supportive housing units are needed in Winters and the unincorporated communities, to address the increase in the unsheltered homeless population in Winters and the rural communities. To address this, Action HO-A22 of the Housing Plan requires the County to continue to work cooperatively with Yolo County Housing and the Cities of Davis, West Sacramento, Winters, and Woodland to continue the countywide, centralized, coordinated system of prevention services that improves access to services

for people at risk of homelessness. Additionally, Action HO-A29 requires the County to explore new ways to partner with non-profits, philanthropic organizations, and other local agencies to provide affordable housing, as well as long-term transitional and permanent supportive housing for county residents at risk of becoming homeless.

In July 2016, Governor Brown signed AB 1618, which established the No Place Like Home Program, which is intended to acquire, design, construct, rehabilitate, or preserve permanent supportive housing for persons who are experiencing homelessness, chronic homelessness, or who are at-risk of homelessness, and who are in need of mental health services. In response, Yolo County developed “Yolo County Plan to Address Homelessness” in January 2019, which is meant to provide a cohesive set of strategies that will provide a roadmap for the community and decision-makers to address the issue of homelessness in Yolo County with a sense of urgency, and of hope. The “Yolo County Plan to Address Homelessness” was developed around the strategies highlighted in “One at a Time: Preventing and Ending Homelessness for Yolo County Residents”, which is the County’s 2017 General and Strategic 10-Year Plan to Address Homelessness. The solution focuses on the following goals:

- Strengthening the homeless crisis response system with an emphasis on developing prevention services;
- Increasing affordable housing options for the most vulnerable;
- Stabilizing and maintaining physical and behavioral health for those with the highest needs; and
- Examining systems-level coordination and identifying opportunities for improved partnership.

Within each of these goals, the County has developed a list of corresponding strategies to ensure that those at-risk of or experiencing homelessness are able to access services, connect to housing, and find support in a comprehensive, coordinated system of care. For each goal, the strategies include:

1) Strengthen the Homeless Crisis Response System, Developing Prevention Services

- **Strategy 1.A:** Map the homeless crisis response system and prevention resources available.
- **Strategy 1.B:** Leverage the new state funding resources to invest in prevention and crisis response services.
- **Strategy 1.C:** Develop and pilot an early identification tool to assess those in need of prevention services.

2) Increase Affordable Housing Options for the Most Vulnerable

- **Strategy 2.A:** Invest in alternative housing models to more efficiently develop affordable housing.
- **Strategy 2.B:** Create public-facing resource materials that outline the benefits for affordable housing development.
- **Strategy 2.C:** Explore options for a local funding source for affordable housing development.

3) Stabilize and Maintain Physical and Behavioral Health for Those with the Highest Needs

- **Strategy 3.A:** Increase access to mobile and co-located health services.
 - **Strategy 3.B:** Improve connections between health and housing efforts.
- 4) Examine Systems Level Coordination, Identifying Opportunities for Improved Partnership
- **Strategy 4.A:** Leverage the Continuum of Care structure to strengthen coordination and partnerships.

Zoning for Emergency Shelters, Transitional and Supportive Housing

Government Code Section 65583 requires each jurisdiction to identify 1 or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit. According to the State of California, an emergency shelter is defined (California Health and Safety Code section 50801(e)) as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.” In addition, the Government Code states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and Health and Safety Code 50675.2(h)) as “buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.” Supportive housing is defined (Government Code Section 65582(g) and Health and Safety Code 50675.14(b)) as “housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

The Zoning Code defines emergency shelters in Section 8-2.503(f) as temporary or transitional housing provided for homeless families, temporarily displaced individuals, and domestic violence victims. Section 8-2.606(m) of the Zoning Code notes emergency shelters for the homeless or displaced, fewer than 20 beds in size, are allowed with the issuance of a site plan review in the General Commercial (C-G) zone and with the issuance of a minor use permit in the Highway Services Commercial (C-H) zone, provided that the project is served by public water and wastewater facilities. Additionally, emergency shelters larger than 20 beds are subject to a minor use permit in the C-G and C-H zones. Requirements for emergency shelters are discussed in more detail in Chapter III, Housing Constraints. Chapter IV (Inventory of Sites) of this Element identifies 3 vacant properties totaling 11.27 acres zoned C-G that would allow emergency shelters which are located in or close to urban services and employment. Action HO-A7 in the Housing Plan requires the Zoning Code to be updated to accommodate low barrier navigation centers, which are a housing first, low barrier, temporary, service-enriched shelter, in residential and mixed use districts in accordance with the requirements of AB 2162.

The Zoning Code defines supportive housing in Section 8-2.507 as housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community, as defined in Section 50675.14 of the California Health and Safety Code. Transitional housing is defined in Section 8-2.507 of the Zoning Code as rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some

predetermined future point in time, which shall be no less than 6 months, and in no case more than 2 years, as defined in Section 50675.2 of the California Health and Safety Code. Both supportive and transitional housing are allowed by-right in all residential zoning districts and will be subject to the specific development standards and requirements of other residential uses in the residential zoning district; however, this is identified in the definitions for these terms and the use tables in the Zoning Code do not clearly indicate this. Action HO-A7 in the Housing Plan requires the Zoning Code to be updated to accommodate supportive housing as required by AB 101, which includes allowing supportive housing by right in nonresidential zones that allow multi-family residential uses and in mixed use zones.

E. HOUSING STOCK CHARACTERISTICS

This section identifies the characteristics of unincorporated Yolo County’s physical housing stock. This includes an analysis of housing types, housing tenure, vacancy rates, housing conditions, and overcrowding.

1. Housing Type

As shown by Table II-25, in 2000 there were 6,762 housing units in the unincorporated County. By 2010, the number increased to 7,253 units, most of which was due to single family construction. During this time period, the number of mobile homes also increased by 29 units resulting in a slight increase in the proportion of the total number of units. The DOF E-5 Report indicates that the number of total housing units in the unincorporated areas increased from 7,253 in 2010 to 7,473 in 2020, most of which was due to an increase in 5+ unit buildings, which reflects new multifamily development in Esparto. Mobile homes increased by 29 units from 2010 to 2020, for a total of 929 mobile homes in 2020. Single family attached housing and 2- to 4-unit buildings remained constant during the 2010 to 2020 period.

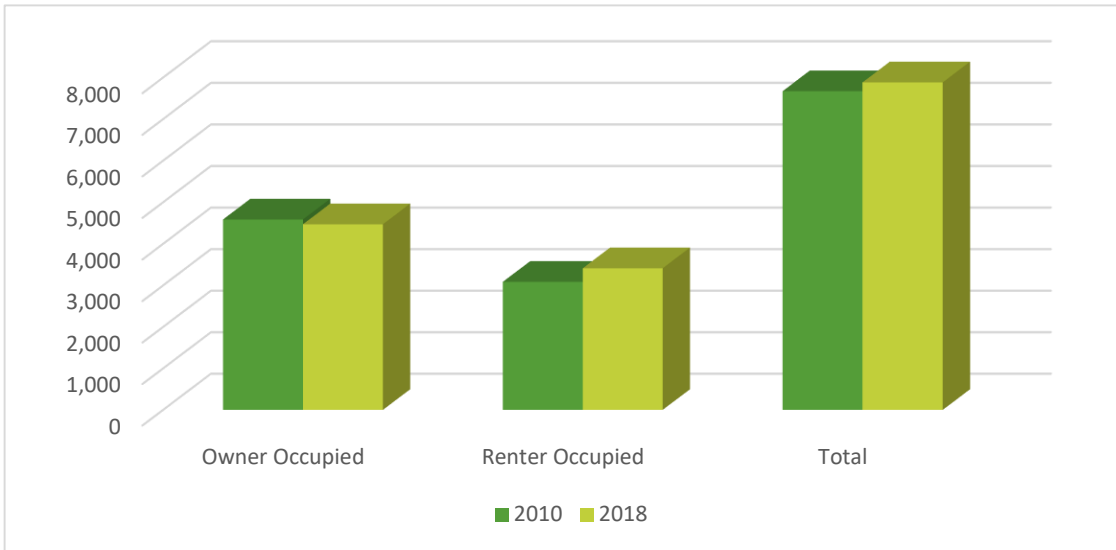
	2010	2020	Change 2010-2020
Single Family Detached	5,793	5,904	111
Single Family Attached	201	201	0
2 to 4 Units	275	275	0
5+ Units	84	164	80
Mobile Homes	900	929	29
Total:	7,253	7,473	220

Note: 1) The other housing unit category contains Boats, RVs, Vans, etc.
Source: SACOG 2020 6th Cycle Housing Element Data Package 2 (US Census, 2000; DOF E-5 Report 2010), DOF E-5 Report 2008 (for 2000 Benchmark, DOF E-5 Report 2020)

2. Housing Tenure

Housing tenure refers to the status of occupancy of a housing unit and whether it is an owner-occupied or a rental unit. Figure II-2 below compares the distribution of housing tenure in unincorporated Yolo County between 2010 and 2018. Of the total occupied housing units in the unincorporated areas in 2010, 59.8% (4,586 units) were owner-occupied and 40.2% (3,085 units) were renter households. In 2018, the distribution of occupied housing units in unincorporated Yolo County slightly decreased with 56.7% (4,471 units) of the occupied housing units as owner-occupied and 43.3% (3,412 units) as rental units. This is noteworthy when addressing viable strategies to expand the range of affordable housing in the rural areas.

Figure II-2. Distribution of Housing Tenure – Yolo County (2010, 2018)



Source: SACOG 2020 Housing Element Data Package 2: 2010 Census; and U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates (B25003)

3. Vacancy Rates

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any single point in time. It is desirable to have a vacancy rate that offers a balance between a buyer and a seller. Vacancy rates often are a key indicator of the supply of affordable housing options, both for ownership and rental purposes. Housing literature suggests that a vacancy rate in the range of 2–3% for owner-occupied housing is considered desirable while for rental housing the desirable range is 5–6%. Table II-26 indicates the vacant housing stock by type in the unincorporated area as listed in the ACS 2015-2019 5-Year Community Survey. The 2019 ACS data indicates that there were 841 vacant units (9.3%) in unincorporated Yolo County. Of the total vacant units, 129 units were classified as for seasonal, recreational, or occasional use, and 378 were classified as other vacant. Additionally, 35 units were classified as for rent, 82 were classified as rented, not occupied, 51 were classified as for sale only, and 105 were classified as sold, not occupied. There were also 61 vacant units for migrant workers.

Housing Type	Unincorporated	
	Number	Percent
Total Vacant Units	841	100.0%
For Rent	35	4.2%
Rented, Not Occupied	82	9.8%
For Sale	51	6.1%
Sold, Not Occupied	105	12.5%
For Seasonal, Recreational, or Occasional Use	129	15.3%
For Migrant Workers	61	7.2%
Other Vacant	378	44.9%

Source: U.S. Census Bureau, ACS 2015-2019 (B25004)

Table II-27 compares the vacancy status of housing in unincorporated Yolo County in 2010, 2015, and 2019. Unincorporated Yolo County showed an overall decrease in vacancy rate between 2010 to 2019 from 9.8% to 9.3%. The other vacancy rate column represents the vacancy rate for all seasonal, recreational, and occasional use units, migrant units, and units classified as other vacant units by the ACS. It should be noted that the overall vacancy rate without all other vacant types is only 3.0% in unincorporated Yolo County, which reflects a need for both rental and owner-occupied housing production to increase the vacancy rates to the desired range of 2–3% for owner-occupied housing and 5–6% for rental housing.

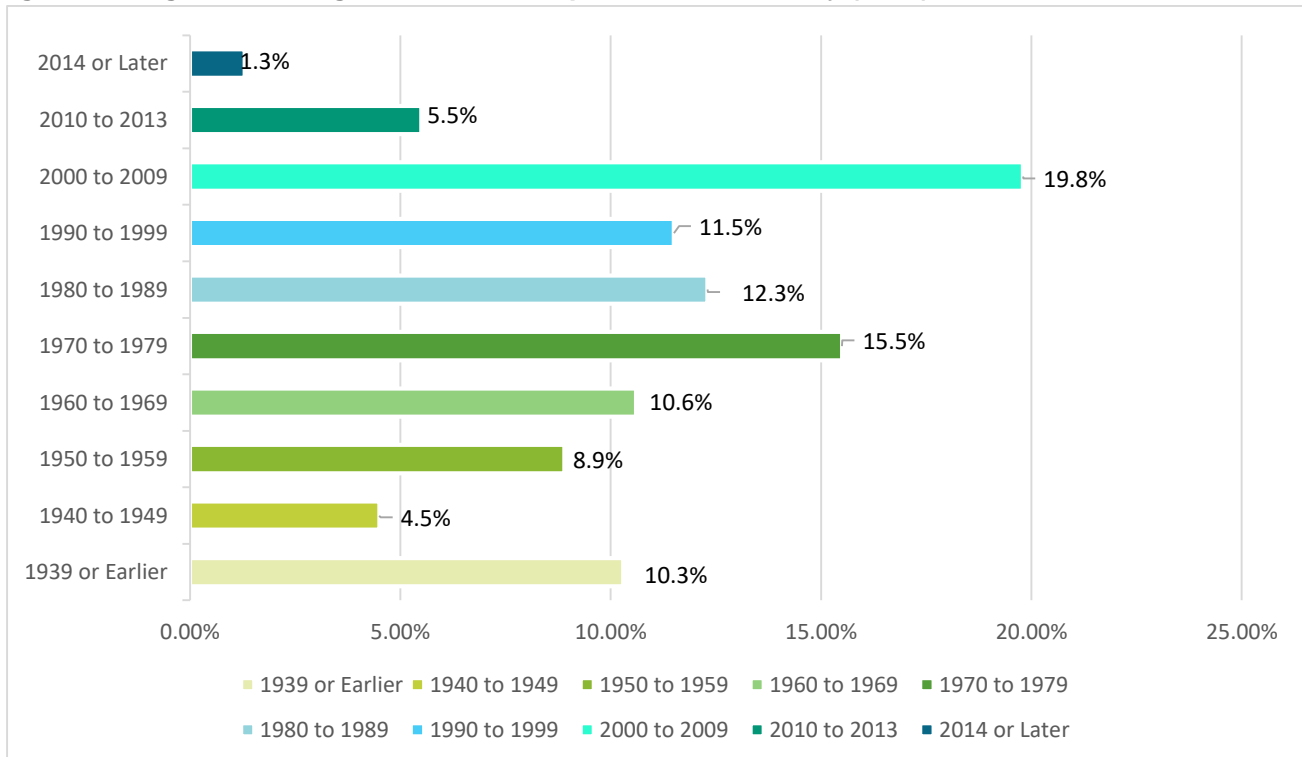
Year	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Overall Vacancy Rate	Homeowner Vacancy Rate	Rental Vacancy Rate	Other Vacancy Rates
2010	7,623	6,872	751	9.8%	2.0%	0.5%	7.3%
2015	8,522	7,671	851	9.9%	1.3%	1.1%	7.5%
2019	9,027	8,186	841	9.3%	1.7%	1.3%	6.3%

Source: ACS 2010, 2011-2015, 2015-2019 5 Year Estimates (Tables B25002 and B25004)

4. Housing Age and Conditions

Related to the condition of the housing stock in unincorporated Yolo County is the age of the housing units. Generally, structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Unless properly maintained, homes older than 50 years may require major renovation to remain in a good, livable condition. Figure II-3 illustrates the age of the housing stock in unincorporated Yolo County.

Figure II-3. Age of Housing Stock – Unincorporated Yolo County (2019)



Source: US Census Bureau, ACS 2015-2019 (DP04)

Housing Conditions

A windshield survey was last conducted by Bay Area Economics (BAE) staff in the unincorporated Yolo County in August 2007. As of March 2021, the County has not conducted an updated windshield survey or prepared a new housing conditions report. The 2007 Survey was conducted in the unincorporated towns of Clarksburg, Dunnigan, Esparto, Knights Landing, and Madison. Of the 5 communities surveyed, Dunnigan had the greatest number of dilapidated units (16 units out of 404 surveyed), followed by Madison (7 units out of 158 surveyed) and Knights Landing (7 units out of 383 surveyed). As a share of total housing, the 3 dilapidated units in Esparto and zero dilapidated units in Clarksburg equal less than 1% of the housing stock in those areas – the lowest percentages of all 5 areas surveyed. While the County has not had an active code enforcement officer for most of the 5th Cycle, County Planning staff has noted that the rates of dilapidated units identified in the 2007 survey continue to be representative of the housing needs of the unincorporated communities. County Planning and Building staff have further noted that, while units in the County’s communities are generally well maintained and there is a small amount of housing that is dilapidated and in need of full replacement, units built around or before 1980 in Dunnigan, Esparto, Knights Landing, and Madison are frequently in need of 1 or 2 major repairs, such as re-roofing, window replacement, painting, and/or siding repair, with Knights Landing appearing to have more units in need of replacement or substantial repair.

Limited data is available from the ACS that can be used to infer the condition of the unincorporated housing stock. The ACS data identifies whether housing units have complete plumbing and kitchen facilities and whether units lack a source of household heat. Since only a very small percentage of all housing units in unincorporated Yolo County lack complete plumbing facilities or kitchen facilities (see Table II-28), these indicators do not reveal any significant needs associated with housing conditions. However, 7.3% of housing units rely on wood fuel or do not have a heating source, which may reveal needs associated with the housing conditions.

Housing Stock Indicators	Number	Percent
Total Housing Units	9,027	100%
Built 1970 or earlier	2,161	23.9%
Units Lacking Complete Plumbing Facilities	65	0.7%
Units Lacking Complete Kitchen Facilities	55	0.6%
No house heating fuel or wood fuel only	666	7.3%
No Phone Service Available	100	1.1%
Source: US Census ACS, 2015-2019		

Since housing stock age and condition are generally correlated, an ACS variable that provides an indication of housing conditions is the age of a community’s housing stock. Most of the housing units in unincorporated Yolo County (5,598 or 62.0%) were built before 1990 with 23.9% or 2,161 units built before 1970 and 38.1% or 3,437 built between 1970 to 1990. Over 26.5% of Yolo County’s housing stock was built after 2000 and another 11.5% was built between 1990 and 1999. These statistics reflect tremendous growth in the area during the 1970s and 1980s. The age of housing stock often indicates the potential for a unit to need rehabilitation or significant maintenance. As shown in Figure II-3 on the

previous page, most of the unincorporated Yolo County's housing stock is more than 30 years old (approximately 62.0%) and a 23.9% is over 50 years old, meaning these units may need moderate to significant rehabilitation, including replacement or refurbishing of roofs, siding, and windows as well as interior improvements including replacing or upgrading the plumbing and electric wires and outlets.

The housing needs and priorities survey conducted by the County in 2021 addressed housing conditions, desired housing improvements, and housing challenges in the unincorporated areas. Regarding housing conditions, 63% of unincorporated residents indicated their home is in sound condition, 15% indicated their home shows signs of minor deferred maintenance, 15% indicated that their home needs one or more modest rehabilitation improvements, and 7% indicated their home needs one or more major upgrades. When asked to identify desired improvements to their home, 52% of residents identified exterior improvements such as roofing, painting and general home repair, 44% identified heating/air conditioning, solar, and electrical upgrades, 41% identified landscaping, 26% identified a room addition or accessory dwelling unit development, and 15% identified a range of other improvements. When asked about housing challenges, 20% of residents identified that their home is in poor condition and needs repair. Additionally, as noted in Table V-1, residents at the Clarksburg CAC meeting identified that 2 of the 3 multi-family apartments in Clarksburg are dilapidated and in need of repair.

Based on the ACS data regarding housing age and conditions, County staff's understanding of housing conditions, and the input provided during the community outreach component, it is estimated that approximately 20% (1,495 units) of the County's housing stock requires rehabilitation and approximately 3% (225 units) of the County's housing stock is in need of replacement.

Overcrowding

Overcrowding is a measure of the ability of existing housing to adequately accommodate residents. The U.S. Census Bureau defines overcrowding as a household that lives in a dwelling unit with an average of more than 1.0 person per room, excluding kitchens and bathrooms. A severely crowded housing unit is occupied by 1.5 persons or more per room. Too many individuals living in housing with inadequate space and number of rooms can result in deterioration of the quality of life and the condition of the dwelling unit from overuse. Overcrowding usually results when either the costs of available housing with a sufficient number of bedrooms for a family exceeds the family's ability to afford such housing or unrelated individuals (such as students or low-wage single adult workers) share dwelling units because of high housing costs.

According to the 2015–2019 American Community Survey, overcrowding in unincorporated Yolo County was 7.0% (575 housing units), compared to 3.6% (898 housing units) in Davis, 5.6% (1,158 housing units) in Woodland, 6.1% (1,142 housing units) in West Sacramento, 9.1% (213 housing units) in Winters, and 5.3% (3,986 housing units) countywide. The State average during this same period was 8.2%. Among renters in unincorporated Yolo County, approximately 12.3% of these housing units (or 461 housing units) were in overcrowded conditions, and approximately 3.3% of these housing units (or 124 housing units) were in severely overcrowded conditions. Among homeowners, approximately 2.5% of these housing units (or 114 housing units) were in overcrowded conditions, and approximately 0.4% of these overcrowded housing units (or 34 housing units) were in severely overcrowded conditions. Table II-29 provides information on overcrowded housing in unincorporated Yolo County.

	Units	Percent
Owner Occupied:	4,437	54.2%
<i>0.5 or less occupants per room</i>	3,193	72.0%
<i>0.51 to 1 occupant per room</i>	1,130	25.4%
<i>1.01 to 1.5 occupants per room</i>	80	1.8%
<i>1.51 to 2.0 occupants per room</i>	21	0.5%
<i>2.01 or more occupants per room</i>	13	0.3%
Owner Occupied Overcrowded (1.01+)	114	2.5%
Owner Occupied Severely Overcrowded (1.5+)	34	0.8%
Renter Occupied:	3,749	45.8%
<i>0.5 or less occupants per room</i>	1,345	35.9%
<i>0.51 to 1 occupant per room</i>	1,943	51.8%
<i>1.01 to 1.5 occupants per room</i>	337	9.0%
<i>1.51 to 2.0 occupants per room</i>	112	3.0%
<i>2.01 or more occupants per room</i>	12	0.3%
Renter Occupied Overcrowded	461	12.3%
Renter Occupied Severely Overcrowded	124	3.3%
Total Units	8,186	100.0%
Total Overcrowded	575	7.0%
Total Severely Overcrowded	158	1.9%

Source: ACS 2015-2019 (Table B25014)

F. HOUSING COSTS AND AFFORDABILITY

1. Housing Prices and Trends

As indicated by Table II-30, housing costs changed for some more than others in Yolo County through the years 2000 – 2018. From 2014 to 2018, renters saw a large rent increase of 15.5% while homeowners experienced a 6.1% increase in housing costs.

Cost Type	Year				% Change
	2000	2010	2014	2018	2011–2017
Median Monthly Ownership cost	n/a	\$2,179	\$2,030	\$2,155	+6.1%
Median Gross Rent*	\$687	\$1,041	\$1,096	\$1,266	+15.5%

*Not adjusted for inflation
Source: SACOG 2020 6th Cycle Housing Element Data Package 2 (Tab 19-22 Housing Stock)
U.S. Census, 2000; 2007-2011 American Community Survey Table S2503; and 2014-2018 Table DP04

Table II-31 indicates median housing value for homes in the unincorporated communities of Yolo County by zip code. Value is defined as the amount for which property, including house and lot, would sell if it were on the market at a given point in time. As shown in Table II-31, the median value for housing units varies greatly throughout the unincorporated communities. For example, as of March 2021, the median home value in Clarksburg – a viticulture community located along the Sacramento

River in the southeastern corner of Yolo County – was \$896,968, while the median home value of Dunnigan – a small rural community located along Interstate 5 (I-5) approximately 3 miles south of the Yolo/Colusa County limit line – was \$327,888. The largest increase in median home value between 2017 and 2021 was seen in the unincorporated community of Rumsey, where the median home value increased from \$262,450 in 2017 to \$419,177 in 2021 (or by 59.7%). The overall median home value between all the unincorporated areas has seen a consistent increase over the past decade, increasing from \$277,000 in 2011 to \$419,000 in 2021.

Location	Median Home Values				% Change
	2011	2014	2017	2021 ²	2017–2021
Capay (95607)	\$277,000	\$331,420	\$361,920	\$433,000	+19.6%
Clarksburg (95612)	\$616,000	\$679,420	\$814,750	\$896,968	+10.1%
Dunnigan (95937)	n/a	\$300,920 ¹	\$342,080	\$327,888	-4.1%
Esparto (95627)	\$247,000	\$284,330	\$301,830	\$386,838	+28.1%
Guinda (95637)	\$365,000	\$368,330	\$374,080	\$425,041	+13.6%
Knights Landing (95645)	\$161,000	\$191,250	\$240,000	\$347,893	+44.9%
Madison (95653)	n/a	n/a	n/a	\$478,817	--
Rumsey (95679)	n/a	\$194,580	\$262,450	\$419,177	+59.7%
Yolo (95697)	\$165,000	\$190,330	\$261,750	\$377,663	+44.3%
Zamora (95698)	\$351,000	\$327,080	\$360,080	\$391,390	+8.7%
Brooks (95606)	n/a	\$311,000	\$357,000	\$502,000	+40.6%
Median Home Value of Unincorporated Areas	\$277,000	\$311,000	\$349,500	\$419,000	+19.9%

1) 2015 value
2) Median home value as of March 2021
Source: Zillow.com

Table II-32 indicates the value of owner-occupied housing units as reported on the ACS within unincorporated Yolo County in 2019. Of the 4,437 owner-occupied units, 520 (11.7%) were less than \$100,000, 473 (10.7%) were in the \$100,000 to \$199,999 price range, 325 (7.3%) were in the \$200,000 to \$299,999 price range, and 728 (16.4%) were in the \$300,000 to \$499,999 range. Additionally, there were 1,505 units (33.9%) valued in the \$500,000 to \$999,999 price range and 886 units (20.0%) valued in the \$1,000,000 or more price range.

Value	Number of Units	% of Total
Less than \$50,000	280	6.3%
\$50,000 to \$99,000	240	5.4%
\$100,000 to \$149,999	214	4.8%
\$150,000 to \$199,999	259	5.9%
\$200,000 to \$299,999	325	7.3%
\$300,000 to \$499,999	728	16.4%
\$500,000 to \$999,999	1,505	33.9%
\$1,000,000 or more	886	20.0%
Total	4,437	100.0%

TABLE II-32. VALUE OF OWNER-OCCUPIED HOUSING UNITS (2019) – UNINCORPORATED YOLO COUNTY		
Value	Number of Units	% of Total
Source: U.S. Census (2015-2019 ACS Table DP04)		

Single Family Units

Table II-33 indicates the median sales price of single family housing units throughout Yolo County in January 2019 and January 2020. Winters saw the largest increase in median sales price than any other jurisdiction in Yolo County and had the second highest median sales price in January 2020. In Yolo County, the median sales price of a single-family home in January 2020 was \$421,000 or about 1.4% less than the median sales in January 2019 of \$427,000. The Cities of Davis and Woodland also saw decreases in median sales price of a single family home from January 2019 to January 2020.

TABLE II-33. SALES PRICE BY JURISDICTION – YOLO COUNTY			
City/Area	Median Sales Price 2019	Median Sales Price 2020	Percent Change
Yolo County	\$427,000	\$421,000	-1.4%
Davis	\$635,000	\$632,000	-0.5%
West Sacramento	\$344,000	\$382,000	+11.0%
Woodland	\$447,500	\$402,000	-10.2%
Winters	\$380,000	\$514,250	+35.3%
Source: CoreLogic California Home Sale Activity January 2020			

Mobile Homes

Mobile homes offer a more affordable option for those interested in homeownership. The median value of a mobile home in Yolo County in 2018 was \$46,700 (*US Census Bureau, ACS 2013-2017 Table B25083*). Overall, there are 3,547 mobile homes in all of Yolo County with 925 located in the unincorporated areas. (*DOF, Table E-5, 1/1/2019*). As shown by Table II-33, there are 6 mobile home parks in unincorporated communities with a total of 319 permitted Mobile Home spaces. Based on a survey of mobile home parks in unincorporated Yolo County, the cost to rent a pad ranges from \$445 (includes no utilities) to \$750 (includes all utilities) per month. Based on a review of rental sites in March 2021, there was a 3-bedroom mobile home available for rent at the Davis Creek Mobile Home Park for \$2,500 a month (source: craigslist.com).

TABLE II-34. MOBILE HOME PARKS – UNINCORPORATED YOLO COUNTY		
Name	Mobile Home Spaces	Location
Gonsalves Court	8	Knights Landing
Wayside Trailer Village	8	Knights Landing
Country Villa Mobile Estates	90	Esparto
Davis Creek Mobile Home Park	170	near Davis
Dunnigan MHP	40	Dunnigan
Happy Time RV Park	2	Dunnigan
Country Fair Estates	171	Dunnigan
Total Mobile Home Spaces in Yolo County (Unincorporated): 489		
Source: HCD 2021 Mobile Home Park Listings		

Yolo County has adopted a Mobile Home Park Conversion Ordinance (Chapter 10 of Title 8 Yolo County Code) to ensure that any conversion of these parks to other uses is preceded by adequate notice, that the social and fiscal impacts of the proposed conversion are adequately defined prior to consideration of a proposed conversion, and that relocation and other assistance is provided to park residents when warranted, consistent with the provisions of this ordinance and the California Government Code, Sections 65863.7, 65863.8, 66427.4, and 66427.5.

2. Housing Affordability

According to HCD and the U.S. Department of Housing and Urban Development (HUD), housing is considered affordable if a household spends no more than 30% of its income on housing. Table II-35 identifies housing affordability levels, including gross rents and home purchase price, by family size based on the HCD's 2020 *Income Limits* for Yolo County.

TABLE II-35. ABILITY TO PAY FOR HOUSING BASED ON INCOME GROUP/HOUSEHOLD SIZE (2020)*						
Number of Persons	1	2	3	4	5	6
Extremely Low-Income Households - 30% of Median Household Income						
Income Level	\$19,450	\$22,200	\$25,000	\$27,750	\$30,680	\$35,160
Monthly Income	\$1,620.83	\$1,850.00	\$2,083.33	\$2,312.50	\$2,495.83	\$2,683.33
Max. Monthly Gross Rent**	\$486.25	\$555.00	\$625.00	\$693.75	\$748.75	\$805.00
Max. Purchase Price***	\$72,802	\$82,413	\$92,199	\$101,810	\$109,498	\$117,362
Very Low-Income Households - 50% of Median Household Income						
Income Level	\$32,400	\$37,000	\$41,650	\$46,250	\$49,950	\$53,650
Monthly Income	\$2,700.00	\$3,083.33	\$3,470.83	\$3,854.17	\$4,162.50	\$4,470.83
Max. Monthly Gross Rent**	\$810.00	\$925.00	\$1,041.25	\$1,156.25	\$1,248.75	\$1,341.25
Max. Purchase Price***	\$122,886	\$138,963	\$155,214	\$171,291	\$184,222	\$197,154
Low-Income Households - 80% of Median Household Income						
Income Level	\$51,800	\$59,200	\$66,600	\$74,000	\$79,950	\$85,850
Monthly Income	\$4,316.67	\$4,933.33	\$5,550.00	\$6,166.67	\$6,658.33	\$7,154.17
Max. Monthly Gross Rent**	\$1,295.00	\$1,480.00	\$1,665.00	\$1,850.00	\$1,997.50	\$2,146.25
Max. Purchase Price***	\$196,526	\$222,523	\$248,519	\$274,516	\$295,243	\$316,145
Moderate-Income Households - 120% of Median Household Income						
Income Level	\$77,700	\$88,800	\$99,900	\$111,000	\$119,900	\$128,750
Monthly Income	\$6,475.00	\$7,400.00	\$8,325.00	\$9,250.00	\$9,991.67	\$10,729.17
Max. Monthly Gross Rent**	\$1,942.50	\$2,220.00	\$2,497.50	\$2,775.00	\$2,997.50	\$3,218.75
Max. Purchase Price***	\$298,746	\$337,942	\$377,138	\$416,334	\$447,761	\$479,012
Notes:						
*Based on Yolo County FY 2020 Annual Median Income (household)						
**Assumes that 30% of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowner's insurance.						
***Maximum affordable sales price is based on the following assumptions: 4.1% interest rate, 30-year fixed loan, Down payment: \$5,000 – extremely low, \$10,000 – very low; \$15,000 - low, \$25,000 – moderate, property tax, utilities, and homeowners insurance as 30% of monthly housing cost (extremely low/very low), 28% of monthly housing cost (low), and 25% of monthly housing cost (moderate/above moderate). Closing costs: 3.5% (extremely low/very low), 3.0% low, and 2.5% moderate)						
Calculation Illustration for 3 Bedroom, 4 person, Low-Income Household						

TABLE II-35. ABILITY TO PAY FOR HOUSING BASED ON INCOME GROUP/HOUSEHOLD SIZE (2020)*

1. Annual Income Level: \$74,000
2. Monthly Income Level: $\$74,000/12 = \$6,166.67$
3. Maximum Monthly Gross Rent: $\$6,166.67 \times .0.30 = \$1,850.00$
4. Max Purchase Price:
a. Gross monthly income = \$6,166.67
b. Down Payment and Closing Costs \$15,000; Closing Costs 3.0%
c. Monthly housing costs $\$6,166.67 \times .0.30 = \$1,850.00$
d. Principal and Interest plus utilities/taxes/mortgage/insurance: $\$1,295.00 + \$555.00 = \$1,850$
Sources: HCD FY2020 State Income Limits, De Novo Planning Group

j. Overpayment

A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its gross income on housing. Severe housing cost burden occurs when a household pays more than 50% of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size. Table II-10 identifies overpayment levels by income range. As shown in Table II-10, approximately, 30.3% of all households in unincorporated Yolo County overpaid for housing. Renters were slightly more likely to overpay than homeowners; 15.5% of renter households paid more than 30% of their income for housing compared to 14.8% of owner households. Of the 2,387 households overpaying for housing in unincorporated Yolo County, 1,221 were renter households, and 1,166 were owner households.

In general, overpayment disproportionately affects lower income households; 63.8% of lower income households (0-80% of AMI) and 83.3% of extremely low income households (0-30% of AMI) - paid more than 30% of their income for housing.

k. Affordability - Renters

Table II-36 identifies the Fair Market Rent (FMR) for Yolo County in 2020 and 2021 as determined by HUD. HUD determines the FMR for an area based on the amount that would be needed to pay the rent (and utilities) for suitable privately-owned rental housing. HUD uses FMRs for a variety of purposes, such as determining the rental prices and subsidy amounts for units and households participating in various Section 8/Housing Choice Voucher assistance programs.

According to Yolo County Housing Authority's Fiscal Year 2020 Annual Agency Plan, the Yolo County Housing Authority has issued approximately 1,807 Housing Choice Vouchers providing monthly rental assistance payments to lower income families. Additionally, there are approximately 1,056 families on Yolo County Housing Authority's wait list for a Housing Choice Voucher, consisting of 734 extremely low income, 243 very low income, and 72 low income families. The Fiscal Year 2020 Annual Agency Plan also identifies a total of 6,672 families on Yolo County Housing Authority's wait lists for affordable public housing in unincorporated communities, including 1,113 families on Knights Landing's wait list, 3,492 families on Yolo's wait list, and 2,067 families on Esparto's wait list.

Bedrooms in Unit	Fair Market Rent (FMR) 2020	Fair Market Rent (FMR) 2021
Studio	\$1,010	\$1,085
1 Bedroom	\$1,066	\$1,147
2 Bedrooms	\$1,404	\$1,511
3 Bedrooms	\$2,025	\$2,162
4 Bedrooms	\$2,432	\$2,584
Source: HUD 2021/2020 FMR Yolo County		

Compared to the incorporated cities, very few rental units are available for rent in unincorporated Yolo County. In March 2021, there was a three-bedroom single-family home for rent approximately 2 miles west of the Woodland city limits for \$1,575 a month (source: craigslist.com) and an additional three-bedroom single-family home for rent in Esparto for \$2,145 a month on Zillow.com, which were both below the 2021 FMR. Additionally, there was a four-bedroom single-family home just outside of the eastern Woodland city limits for \$3,750 a month and a three-bedroom single-family home north of the West Sacramento city limits for \$2,600 on hotpads.com, which were both above the 2021 FMR. As previously stated, there was also a three-bedroom mobile home rental available at the Davis Creek Mobile Home Park for \$2,500 a month (source: craigslist.com), which was also above the 2021 FMR.

Additionally, according to the Yolo County BluePrint 2020, the average 2019 rental price in Yolo County ranged between \$1,313 in Woodland to \$2,292 in Winters. Standard management practices require that a household have 3 times their rent in income. Under this scenario, a household would need to earn approximately \$3,940 a month or \$47,280 per year to afford the lowest average rental price and \$6,876 per month or \$82,512 per year to afford the highest average 2019 rental price in Yolo County. Further, looking at the available rentals in unincorporated Yolo County, a household would need to earn \$4,725 per month or \$56,700 per year to afford the \$1,575 a month, three-bedroom home outside of Woodland, \$6,435 per month or \$77,220 per year to afford the \$2,145 a month, three-bedroom home in Esparto, or \$7,500 per month or \$90,000 per year to afford the \$2,500 a month, three-bedroom mobile home outside of Davis. Therefore, the currently available three-bedroom single family home for \$1,575 a month outside of Woodland would be the only available rental affordable to low-income (\$43,951 - \$70,300 per year) households. The other rentals would be unaffordable to the extremely low- (< \$26,350 per year), very low- (\$26,351 - \$43,950 per year), and low-income (\$43,951 - \$70,300 per year) households, but would be affordable to some moderate-income (\$70,301 - \$105,500) households. However, the currently available four-bedroom single-family home would only be affordable to above moderate income (\$105,500+ per year) households.

I. Affordability - Homeowners

As shown in Table II-31, the median home value in unincorporated Yolo County was \$419,000 in 2021, which was a 19.9% increase from \$349,500 in 2017. Recent median sales data in Table II-32 shows that the median sales price experienced a slight decrease from 2019 to 2020 in Yolo County, decreasing 1.4% from \$427,000 to \$421,000. Reviewing the median sales data in Table II-32 along with the affordable home purchase price amounts by income level and household size in Table II-33 indicates that median home sales prices in unincorporated Yolo County are not affordable to lower income households nor most moderate-income households.

6TH CYCLE HOUSING ELEMENT BACKGROUND REPORT

According to Zillow.com as of March 2021, there are currently 27 homes for sale in unincorporated Yolo County ranging from a three-bedroom single-family home in Dunnigan listed for \$199,000 to a three-bedroom single-family home on a 100-acre lot outside of Winters listed for \$3,450,000. Comparing the current listing prices to Table II-33, it appears that the three-bedroom single-family home in Dunnigan listed for \$199,000 is the only home out of the 27 homes for sale in unincorporated Yolo County that is affordable to low-income households. While none of the current listings in unincorporated Yolo County are affordable, a review of recent sale data for housing in unincorporated Yolo County reveals that 16 homes out of the 127 sold in the past year were affordable to low-income households. Table II-37 identifies the recent homes sold in unincorporated Yolo County affordable to low-income households, including type of housing unit (single family, townhome, mobile home, etc.) and the level of affordability of homes in the lower price range. The affordability of the recent homes is based on affordable home purchase prices identified in Table II-33.

TABLE II-37. AFFORDABLE HOMES SOLD IN UNINCORPORATED COMMUNITIES (2020-2021)						
Address and Type of Unit	Bed	Sold Price	Sell Date	Affordable to ¹ :		
				Extremely Low Incomes	Very Low Incomes	Low Incomes
Esparto						
26262 County Road 21A, Space 40 (Mobile/Manufactured Home)	3	\$90,000	7/20	Yes, 4+ Households	Yes	Yes
16909 Sebastian Way (Single-Family Detached)	3	\$200,000	11/20	No	No	Yes, 2+ Households
26960 Madison Street (Single-Family Detached)	3	\$215,000	10/20	No	No	Yes, 2+ Households
26821 Madison Street (Manufactured Home)	3	\$285,000	6/20	No	No	Yes, 5+ Households
26515 Grafton Street (Single-Family Detached)	3	\$300,000	7/20	No	No	Yes, 6+ Households
26432 Grafton Street (Single-Family Detached)	3	\$300,000	7/20	No	No	Yes, 6+ Households
26478 Capay Street (Single-Family Detached)	2	\$297,000	5/20	No	No	Yes, 6+ Households
26221 Capay Street (Single-Family Detached)	2	\$215,000	9/20	No	No	Yes, 2+ Households
16920 Omega Street (Single-Family Detached)	3	\$152,000	4/20	No	Yes, 3+ households	Yes
Madison						
28927 Archer Street (Single-Family Detached)	3	\$280,000	9/20	No	No	Yes, 5+ Households
29033 Quincy Street (Single-Family Detached)	3	\$125,000	6/20	No	Yes, 2+ Households	Yes
Dunnigan						
3086 County Road 88a (Single-Family Detached)	3	\$134,000	9/20	No	Yes, 2+ Households	Yes
Yolo						

14248 4 th Street (Single-Family Detached)	3	\$285,000	12/20	No	No	Yes, 5+ Households
Clarksburg						
36560-645 Center Street (Single-Family Detached)	3	\$75,000	4/20	Yes, 2+ Households	Yes	Yes
37520 S River Road (Single-Family Detached)	2	\$270,000	5/20	No	No	Yes, 4+ Households
Guinda						
7337-41 Woodbine Street (Single-Family Detached)	1	\$230,000	5/20	No	No	Yes, 3+ Households
Note: ¹ Affordability is based on affordable home purchase prices amounts by income level and household size identified in Table II-33						
Source: Zillow.com						

As indicated by Table II-34, extremely low, very-low, and low-income households regardless of household size and some moderate-income cannot afford the 2019 and 2020 median sales prices in unincorporated Yolo County. As shown in Table II-37, 16 homes sold in the past year (March 2020 to March 2021) in unincorporated communities were affordable to lower income households; however, these 16 homes represent approximately 12.4% of the total homes sold in the past year (129 total homes sold). Overall, mobile homes offer the more affordable alternatives for these income groups. Also, new manufactured homes on vacant lots can provide another affordable solution.

3. Assisted Housing At-Risk of Conversion

Government Code Section 65583(a)(8) requires that a housing element shall contain an analysis of existing assisted housing developments, which are defined as multi-family rental housing that receives governmental assistance, and identify any assisted housing developments that are eligible to change from lower-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Assisted housing development means multi-family rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, State and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees.

The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from lower-income use and the total number of elderly and non-elderly units that could be lost from the locality's lower-income housing stock in each year during the ten-year period.

Units at risk of conversion are those that may have their subsidized contracts terminated ("opt out") or that may "prepay" the mortgage, thus terminating the rental restrictions that keep the unit affordable to lower income tenants. There are several reasons why the property owner may choose to convert a government-assisted unit to a market-rate unit, including a determination that the unit(s) can be operated more profitably as a market-rate development; difficulties in dealing with HUD oversight and changing program rules; the depletion of tax advantages available to the owner; and the desire to roll over the investment into a new property.

The SACOG 6th Cycle Data package provided a list of assisted housing developments in Yolo County. Three subsidized projects are located in unincorporated communities. Table II-38 identifies each multi-

family rental housing development receiving governmental assistance in unincorporated Yolo County, the subsidy programs that are in place for each project, and the likelihood of each housing development to convert to market-rate units that would not provide assistance to lower-income residents.

Project/Address	Total Units	Subsidized Units	Type	Source	Earliest Date of Conversion	At-Risk
Esparto Family Apartments 26606 Woodland Avenue Esparto, CA 95627	40	39	Family	LIHTC	2067	No
Esperanza Crossing, Phase II 16797 County Road 87 Esparto, CA 95627	40	39	Family	LIHTC	2070	No
Knights Landing Harbor Apartments 1436-3 N Mariposa Avenue Knights Landing, 95645	25	24	Family	USDA	2040	No

Source: SACOG 2020 6th Cycle Housing Element Data Package – Yolo County

Yolo County takes an active and supportive role in the preservation of associated rental housing. The cost of conserving assisted units is significantly less than the cost required to replace units through new construction. Conservation of assisted units generally requires rehabilitation of the aging structure and re-structuring the finances to maintain a low debt service and legally restrict rents. Construction costs, land prices and land availability are generally the limiting factors to development of affordable housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction.

Further discussion related to the cost to replace assisted housing is provided in Section III of this Element.

G. PROJECTED HOUSING NEEDS

California law requires each city and county to develop local programs within their housing element in order to meet their “fair share” of existing and future housing needs for all income groups, as determined by the California Department of Housing and Community Development. The Regional Housing Needs Allocation (RHNA) is a State-mandated process devised to distribute planning responsibility for housing need throughout the State of California. Chapter IV discusses the County’s ability to accommodate the RHNA through approved projects and vacant and underdeveloped sites suitable for residential development. The regional housing needs allocation for unincorporated Yolo County, as shown by Table II-39 below, is allocated by SACOG to address existing and future needs and covers a time period from 2021-2029.

Income Group	Income Range¹ (Family of Four)	Affordable Monthly Housing Costs²	Unincorporated Regional Share (units)
Extremely Low ³ : 0-30% AMI	< \$27,750	\$694	7
Very Low: 30-50% AMI	\$27,751 - \$46,250	\$694 - \$1,156	7
Low: 50-80% AMI	\$46,251 - \$74,000	\$1,156 - \$1,850	9
Moderate: 80-120% AMI	\$74,001 - \$111,000	\$1,850 - \$2,775	10
Above Moderate: 120 + AMI	\$111,000+	\$2,775+	24
Total			57

¹ HCD has established these income limits for Yolo County for 2020.
² In determining how much families at each of these income levels should pay for housing, HCD considers housing “affordable” if the amount of rent or total ownership cost (principal, interest, taxes, and insurance) paid does not exceed 30% of gross household income.
³ 50% of the County’s very low-income housing needs (95 units) are for extremely low-income households, which are defined as those families earning less than 30% of median income.
Source: SACOG 2020 6th Cycle Housing Element Data Package – Yolo County; HCD 2020 State Income Levels

H. HOUSING RESOURCES

Resources available to assist with obtaining housing and services within the County, with a focus on assistance for lower income and special needs populations, are summarized below.

National Alliance on Mental Illness: The National Alliance on Mental Illness (NAMI) has a Yolo County chapter dedicated to improving the quality of lives for individuals living with mental illness and their families through support, education and advocacy. NAMI contracts with Yolo County to facilitate peer support groups and to offer 1-on-1 mentoring and provide numerous education programs throughout the community.

Yolo County Homeless and Poverty Action Coalition: The Davis/Woodland/Yolo County Continuum of Care (CA-521), hereafter known as the Yolo County Homeless and Poverty Action Coalition (HPAC), is a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Yolo County. HPAC strives to create and sustain a comprehensive, coordinated, and balanced array of human services for homeless and low-income individuals and families within Yolo County.

CommuniCare: CommuniCare Health Centers is a Federally Qualified Health Center providing health care to those in need since 1972. CommuniCare provides comprehensive health care services delivered by a dedicated team of providers and support staff through clinic sites and outreach programs. Serving communities throughout the Yolo County region, CommuniCare provides health services for 1 in every 8 residents of the area. Their services include primary medical and dental health care, behavioral health services, substance use treatment, health education and support services. CommuniCare Health Centers, Inc. is a non-profit 501(c)(3) corporation. CommuniCare Health Centers is licensed by the State of California, led by an independent board of directors and is a Federally Qualified Health Center Program grantee under 42 U.S.C. 254b.

Meals on Wheels of Yolo County: Meals on Wheels of Yolo County provides nourishing fresh meals prepared daily to persons age 60 years and older who are home-bound. Meals are delivered Monday through Friday by volunteers. Volunteer drivers are always welcome, and donations are appreciated. Call to receive meals and to volunteer.

RISE Inc: RISE Inc. provides services from pre-school experiences through elder recreation and resource programs. Youth programs, employment services, emergency food, clothing, and a variety of other programs for social services in rural Yolo County.

Davis Community Meals & Housing: Davis Community Meals and Housing is a 501c3 nonprofit, non-denominational organization whose mission is to provide low-income and homeless individuals and families with housing, food, and human services to help them rebuild their lives. With a long history in Davis, Davis Community Meals and Housing is governed by a board of directors and operates programs ranging from free meals to supportive housing.

Empower Yolo: Empower Yolo operates a 24-hour crisis intervention, emergency shelters, supportive/transitional housing, confidential counseling, training, legal assistance, and other services for individuals and families affected by domestic violence, sexual assault, stalking, human trafficking, and child abuse. Additionally, Empower Yolo provides resource centers for community services to improve the health, social, educational and economic outcomes of Yolo County residents. Offices for Empower Yolo are located in Davis, Knights Landing, West Sacramento and Woodland.

Fourth and Hope: Fourth & Hope is a community – a faith-based organization with more than 30 years of experience in providing services and facilities that benefit the homeless populations of Yolo County. Over the past 20 years, programs have been established to assure that every person has food to eat; a place to sleep; dignity and hope. Fourth and Hope’s programs address physical and mental health, substance use, employment and income needs, and housing. Fourth and Hope also operates a 65-bed emergency shelter with a commercial kitchen for hot meals; permanent supportive housing programs; and Walter’s House, a 44-bed residential treatment program.

Volunteers of America: Founded locally in 1911, the Northern California & Northern Nevada affiliate of Volunteers of America (VOA NCNN) is one of the largest providers of social services in the region, operating more than 40 programs including housing, employment services, substance abuse and recovery services to families, individuals, veterans, seniors, and youth. VOA NCNN operates a variety of emergency shelters, supportive housing, and rapid re-housing and case management for veterans.

Yolo Community Care Continuum: The Yolo Community Care Continuum is a nonprofit organization established to better the lives of people with a mental illness through appropriate housing, vocational training, direct services, advocacy and education. The Yolo Community Care Continuum programs and services include:

- After hours phone-line: an information phone line to support those trying to contact Yolo County Health and Human Services;
- Cornerstone Crisis Residential: Short-term crisis residential facility to provide crisis intervention and stabilization related to mental health services;
- Farmhouse: an adult residential group living facility to teach independent living skills and coping techniques;

- Harmony House: an affordable adult residential facility that provides on-site care for enhanced mental support services;
- Homestead Supportive Housing;
- New Dimensions: a supportive housing apartment complex;
- Safe Harbor Crisis House: a short-term crisis residential facility; and
- Supported Housing: cooperative-living houses providing affordable housing and mental health services.

Yolo County Health and Human Services: The Yolo County Health and Human Services Agency (HHS) offers an array of services, from CalFresh food benefits and employment training, to counseling and immunizations, to housing, outreach, and assistance. HHS provides assistance to individuals, seniors, disabled, homeless, families, and other populations in need through the following branches:

- Adult Services
- Employment Services
- Family Services
- Children and Youth Services
- Mental Health
- Substance Abuse
- Welfare

Yolo County Child Welfare Services: Yolo County Child Welfare Services (CWS) strengthens the safety, permanency, and well-being of children involved in the child welfare system. Child Welfare Services intervenes on behalf of children who need protection from abuse and neglect. With the ultimate goal of safety and permanency, CWS provides assistance with adoption, foster home licensing, independent living, placement assessment and family reunification.

Short-Term Emergency Aid Committee: The Short-Term Emergency Aid Committee Agency provides assistance to Yolo County individuals and families at or below the federal poverty level, with agency referral. The Short-Term Emergency Aid Committee Agency operates a free meal program and clothing closet, as well as provides the following prevention services:

- Eviction Prevention: Rent payments for very-low-income families with emergencies to keep them from being evicted from their homes;
- First Month Rent: Funds to help Yolo County residents overcome the financial difficulty of paying first month's rent to move into permanent housing;
- Helping Hand Program (Miscellaneous Needs Program): Assistance for individuals and families to pay for essential daily expenses (e.g., legal documents, DMV, birth certificates, etc.);
- Utility Assistance: Assistance to maintain or restore utilities for families and individuals who are suffering temporary economic hardships; and
- Education Assistance Program: Provides students with up to \$200 per semester (\$600 max) for books and materials (subject to fund availability).

California Work Opportunity and Responsibility to Kids (CalWORKs): CalWORKs is a public assistance program that provides cash aid and services to eligible families that have a child(ren) in the home. The program serves all 58 counties in the state and is operated locally in Yolo County by the

Health and Human Services Agency. If a family has little or no cash and needs housing, food, utilities, clothing or medical care, they may be eligible to receive immediate short-term help. Families that apply and qualify for ongoing assistance receive money each month to help pay for housing, food and other necessary expenses.

Yolo County Children's Alliance: The Yolo County Children's Alliance (YCCA) is a 501(c)(3) organization and an inter-agency collaborative that coordinates needed family support services, convenes child and family advocates to solve community problems, and gathers and disseminates local information about the needs and the wellbeing of Yolo County families. The YCCA supports families by providing food, resources and referrals, Voluntary Income Tax Assistance, enrolling people in health insurance and CalFresh, and providing child care payments through our CalWORKS Child Care Subsidy program.

Steps to Success: A Restorative Justice Program: The Steps to Success: A Restorative Justice Program (S2S) is part of the Yolo County District Attorney's growing Restorative Justice diversion suite funded by Prop 47 grant funding. This program provides a diversion option to adults with mental health and/or substance use disorders who are facing criminal charges related to their condition and are ready to engage in treatment. The S2S program is an expanded version of the 2015-2018 Homeless Neighborhood Court (H-NHC) program to better serve the needs of participants struggling with mental health and addiction issues.

Yolo County Housing: Yolo County Housing (YCH) or Housing Authority is dedicated to working together to provide quality affordable housing and community development services to all within its service area. The Housing Authority and its allied organizations provide assistance to approximately 2,076 households. Housing assistance is provided throughout the region and can be found in Woodland, West Sacramento, Davis, Winters, Esparto, Yolo, Knight's Landing, Dunnigan, Madison and in Dixon (Solano County). YCH provides year-round rental assistance through low cost housing that it owns and manages, as well as through housing that it owns in partnership. It also provides assistance through its Section 8 Housing Choice Voucher program, its Project-Based Voucher program and through its Section 8 Homeownership program. Additional units are available as well through housing programs provided by its non-profit subsidiary, New Hope Community Development Corporation.

Community Housing Opportunities Corp (CHOC): CHOC builds collaborative networks that encourage Asset Development and Homeownership Programs for low-and moderate-income families and individuals by training, educating and offering 1-on-1 coaching. This comprehensive service model is in partnerships with community-based organizations and social service agencies in Sacramento, Solano, and Yolo counties. CHOC provides permanent supportive housing opportunities for very low-, low-, and moderate-income households.

Community Development Block Grant: Community Development Block Grant (CDBG) is a federal grant program the funds from which are allocated directly to local governments of substantial size (i.e., entitlement jurisdictions). CDBG funds for smaller jurisdictions, including the County are allocated to the State which disburses CDBG funds to these "non-entitlement" jurisdictions. CDBG funds can be used to fund a broad range of housing, community development, and economic development activities. The County must compete with other small jurisdictions for these funds. The County accesses CDBG funds from the State, most often, to operate its first-time homebuyer program, its rehabilitation program, and for economic development activities.

HOME Investment Partnership Act Program: HOME Investment Partnership Act Program (HOME) is similar to CDBG in that it is a federal program and, being a small jurisdiction, the County must compete for its share for the State allocated portion of the grant. The County typically applies for HOME Investment Partnership Act Program (HOME) funds to support development or preservation of a particular affordable housing project and for its revolving loan fund for first-time homebuyers. HOME funds can be used to assist in the provision of affordable housing for specified recipients, under such programs as new construction, acquisition, rehabilitation, and tenant-based rental assistance.

Program Income: The County also receives program income from its HOME and CDBG grants via repayments on the original loans back to the County. Use of these funds must meet federal guidelines, but the funds are retained by the County which does not have to compete for this resource. The County uses program income for housing rehabilitation assistance and first-time homebuyer financing for lower income households.

Countywide Successor Agency Oversight Board: Effective July 1, 2018, the Oversight Boards of the Successor Agencies of the cities have been transitioned to the Countywide Successor Agency Oversight Board as required by Senate Bill 107. The purpose of the Consolidated Oversight Board is to oversee and direct the Successor Agencies of the former redevelopment agencies in the process of dissolving the former redevelopment agencies in Yolo County. The Yolo County Department of Financial Services will be responsible for staffing the Countywide Oversight Board. The board has fiduciary responsibility to the holders of enforceable obligations and the taxing entities that benefit from the distributions of property tax and other revenues (Health and Safety Code § 34179(i)).

First-Time Homebuyer Program: In 1985, the County of Yolo received funding from the State HOME Mortgage Bond Program to help qualified First Time Homebuyers in Yolo County with down-payment assistance and/or closing costs. Over the years, many participants have chosen to pay off their loans, creating a loan pool available to help another generation of qualified participants. Qualified applicants include:

- Anyone who has not owned a home as a principal residence at any time in the past 3 years;
- Those who have been pre-approved for a fixed-rate first mortgage loan;
- Those whose income is below the median-income limits for Yolo County (established annually by the HUD); and
- Participants who are able to provide a minimum of 3% of the purchase price.

Loans will be at 0% interest, secured by a Deed of Trust and promissory note. The property must be owner occupied for the term of the loan.

Housing Rehabilitation Loan Program: The County of Yolo has funding available to provide eligible homeowners with low-interest rate loans to make repairs to their homes primarily addressing health or safety related issues. These loans are available to homeowners in the unincorporated areas of the county. Funding is provided through the Community Development Block Grant (CDBG) program, the county's revolving loan fund, and the HOME Investment Partnership (HOME) program. Eligible applicants must meet the following requirements:

- Household income at, or below 80% area median income based on household size (see the State CDBG and HOME's Table of Income Limits for current figures);

- Own their home;
- Need repairs that are health or safety related; and
- Live in the unincorporated areas of Yolo County.

The Housing Rehabilitation Loan Program includes interest rates as low as 3% and provide loan amounts of up to \$90,000 (CDBG) or subsidy limits (HOME), as well as flexible loan repayment terms. It is noted that the Housing Rehabilitation Loan Program can also provide loans to rental property owners who rent to income qualified families in the unincorporated areas of the County.

People Resources, Inc.: People Resources, located at 70 North East Street, Suite C in Woodland, offers seniors age 60 and older meal services Monday through Friday at 6 different sites in County: West Sacramento Senior Center, Knights Landing Community Center, Davis Senior Center, Winters Community Center, and the Woodland Senior Center. This program also offers home-delivery service for homebound seniors who are unable to come to the nutrition sites. Areas served through the home-delivery service include Davis, Esparto, Knights Landing, West Sacramento, Winters, and Woodland.

Yolo Adult Day Health Center: The Yolo Adult Day Health Center located at 20 North Cottonwood Street in Woodland, provides an affordable daytime program of health, rehabilitation and social services that assists adults to remain living at home with as much independence as possible. Yolo Adult Day Health Center is a program designed for adults struggling to function independently. The diverse program of health, social and rehabilitation services promote the well-being, dignity and self-esteem of an individual. The goal is to maximize independence, improve management of chronic symptoms, prevent hospitalization and/or premature nursing home placement. Free transportation is available. Participants attend the center 1 to 5 days per week and receive nursing care, personal care/grooming, social work services, physical therapy, and recreational and social activities. Lunch is served with specialized diets available. Participants must be 18 years or older, a County resident, and have health problems that interfere with independent living.

Legal Services of Northern California: The mission of Legal Services of Northern California (LSNC) is to provide quality legal services to empower the poor to identify and defeat the causes and effects of poverty within the community, efficiently utilizing all available resources. Most of the legal aid offices that make up LSNC began as an offshoot of a volunteer program or a special grant project. The oldest program began in Sacramento County in 1956. For a number of years, the Sacramento, Auburn, Woodland, Solano, Chico, Redding, Eureka and Ukiah offices were independent organizations created solely to benefit the low-income residents in their particular communities. Today, all these disparate legal aid programs are now integrated as a whole into a single organization.

LSNC provides crucial civil legal services to tens of thousands of needy and vulnerable individuals, while also engaging in complex, sophisticated advocacy—through litigation, legislation, administrative advocacy, and community development work—which has a significant positive impact for their entire client community in the areas of affordable housing, public benefits, health, education, and civil rights. In 2018 alone, LSNC assisted more than 13,000 individuals in need of civil legal services.

Partnership Health Plan Care Management ride program: Persons with Medi-Cal that receive their benefit through Partnership Health Plan and have complex medical needs can receive additional care management including free transportation assistance. Partnership Health Plan can be contacted for eligibility requirements.

YOLOBUS Rural ADA Service: ADA Paratransit Service for persons with disabilities in Yolo County is provided by YOLOBUS. It is available on a prearranged basis for any trips proposed within the designated service area. For those living in Winters and the rural areas of Capay, Esparto, Madison, Dunnigan, Zamora, Yolo, and Knights Landing, the existing YOLOBUS buses can deviate up to 3/4 miles from the bus route for ADA eligible clients as long as the trips are pre-arranged and it is safe to deviate the bus. If there are safety related problems associated with deviating the bus to a particular point, YOLOBUS reserves the right to work with the client to come up with alternative pick up and drop locations that the bus can safely access.

YOLOBUS: The Yolo County Transportation District administers YOLOBUS, which operates local and intercity bus service 365 days a year in Yolo County and neighboring areas. YOLOBUS serves Davis, West Sacramento, Winters, Woodland, downtown Sacramento, Sacramento International Airport, Cache Creek Casino Resort, Esparto, Madison, Dunnigan, and Knights Landing. From the City of Woodland, residents can take Route 215 (Cache Creek Casino/Woodland) to travel to Madison, Esparto, Capay or Cache Creek Casino; Route 217 (Dunnigan/Yolo/Woodland) to travel to Dunnigan, Zamora, or Yolo; and Route 216 (Knights Landing/Woodland) to travel to Knights Landing. Route 217 operates 6 round trips in the morning, 6 round trips in the afternoon, and 5 round trips at night 7 days a week. Route 216 operates on Monday, Wednesday, and Friday, with 1 morning and 1 afternoon round trip. Route 217 operates every Tuesday and Thursday, with 1 round trip in the morning and afternoon.

Adult Protective Services: Adult Protective Services provides resources, information and referral services to the elderly (65 and older) and to dependent adults (18- 64) who are suffering or at risk of abuse, exploitation, or self-neglect. Adult Protective Services investigates allegations of abuse and links clients to the appropriate resources.

Citizens who Care for the Elderly: Provides social support services to frail elderly and their family caregivers including in-home volunteers for respite, and Saturday Club respite 2nd and 4th Saturdays at Davis Senior Center.

Yolo County In-Home Supportive Services: In-Home Supportive Services (IHSS) provides services that support a person living in their home including personal care, light housekeeping, shopping, meal prep and accompanying to medical appointments. Eligibility: Medi-Cal, blind, disabled or 65 years of age or older, and unable to live at home safely without help.

Del Oro Caregiver Resource Center: Serves families and individuals who provide care for frail, elderly and brain impaired adults. The goal is to improve the well-being of family caregivers and provide support throughout the caregiving process. Time off for caregiver respite can be arranged and care plan assistance can be provided.

Resources for Independent Living (RIL): RIL promotes the socioeconomic independence of persons with disabilities and seniors by providing peer supported, consumer directed independent living services and advocacy. RIL provides 7 core services: advocacy and legislative monitoring; housing; personal assistance services; information and referral; peer counseling; independent living skills training; and assistive technology.

Yolo 2-1-1: 211 Yolo is the information hub for Yolo County, linking residents to vital health and human services, information and resources in the community. Use our guided search options below, dial 2-1-

1 or text your zip code to 898211 for text response. This service is free, multilingual, confidential, and available 24 hours per day, every day of the year.

Winters Healthcare Foundation: Winters Healthcare Foundation is a local community clinic providing primary care medical, dental and pre-natal care. They also provide behavioral and mental health services as well as specialist referrals and pharmacy. WHF provides care to anyone in the community including those with Medi-Cal and those without any insurance. Staff is bi-lingual in Spanish.

Medical Equipment Closets: The Winters Community Center and the Davis Senior Center lend out wheelchairs, walkers, commodes, toilet seat rises, and canes to older adults in need. Donations for use of the equipment are accepted. Winters Community Center: Contact Marie at 530-795-4824, 201 Railroad Avenue, Winters. Davis Senior Center: 530-757-5696, 646 A St., Davis (you do not need to be a resident of Davis to borrow or donate to this closet)

Yolo Hospice: Yolo Hospice provides end-of-life transition care emphasizing clinical expertise, individualized plans of care, and support connecting with other community services. Yolo Hospice offers bereavement and grief services including group and individual support to any member of our community who has lost a loved one, regardless of whether the loved one was a Yolo Hospice patient. All clinical and grief services are provided at no charge.

Yolo County Mental Health Urgent Care: Services are available to individuals experiencing a mental health crisis, including those who are insured through Medi-Cal and uninsured individuals. Persons may be brought in by family or friends or self-referral. Services include crisis assessment and supportive counseling, medication intervention, referrals to community services and safe discharge planning.

Yolo County Adult Specialty Mental Health Services: Yolo County provides a range of mental health services to community members of all ages, including adults, older adults, children, and youth. Yolo County will help anyone in a crisis, connect persons to appropriate mental health services and provide on-going services for those with chronic and severe mental health symptoms who have no insurance or who qualify for Medi-Cal.

III HOUSING CONSTRAINTS

Constraints to housing development are defined as government measures or non-government conditions that limit the amount or timing of residential development.

Government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code, Section 65583(a) (4)). Yolo County is undertaking many changes to its Zoning Code as part of its work program to implement this Housing Element and is also addressing potential constraints identified during the preparation of this Housing Element.

Non-governmental constraints (required to be analyzed under Government Code, Section 65583(a) (5)) cover land prices, construction costs, and financing. While local governments cannot control prices or costs, identification of these constraints can be helpful to Yolo County in formulating housing programs.

This section addresses these potential constraints and their effects on the supply of affordable housing.

A. GOVERNMENTAL AND ENVIRONMENTAL CONSTRAINTS

Yolo County's policies and regulations play an important role in protecting the public's health, safety, and welfare. However, governmental policies and regulations can act as constraints that affect both the amount of residential development that occurs and housing affordability. State law requires housing elements to "address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583).

Therefore, the County is required to review its regulations to ensure there are no unnecessary restrictions on the operation of the housing market. If the County determines that a policy or regulation results in excessive constraints, the County must attempt to identify what steps can be taken to remove or minimize obstacles to affordable residential development. Yolo County's primary policies and regulations that affect residential development and housing affordability are land use controls; development processing procedures, fees, and improvement requirements; and building and housing codes and enforcement.

The governmental constraints analysis focuses on factors that are within the County's control, not on state, federal, or other governmental policies or regulations that the County cannot affect or modify. There are many such policies and regulations that could affect the County's ability to meet future housing needs and secure adequate funding to construct very low- and low-income housing. These are among other governmental constraints:

- Land use and environmental policies and regulations that could limit the County's ability to designate land in its planning area for future residential development. Examples include agricultural open space and natural habitat preservation; protection of endangered species; and flood control.

- Fiscal and financial constraints related to regional, state, or federal funding for housing, transportation, infrastructure, and services needed to support new residential development.
- State and federal requirements that add to the cost of constructing affordable housing, when public funds are used (such as so called “prevailing wage” requirements).
- Construction codes and regulations that the County must follow for new residential construction that could restrict the use of cost-saving techniques or materials.

1. Land Use Controls

Land use controls guide local growth and development. Yolo County applies land use controls through its General Plan, Community/Area Plans, and Zoning Code. All residential land use classifications pose a constraint on residential development in the sense that various conditions, building requirements, and limitations restrict a pure free market ability to construct housing. Land use regulations also have the potential of adding costs to construction, which indirectly may constrain housing. These impacts are measured against the general health and public safety served in the adoption of such regulations. Standards have been determined by the County to establish minimum constraints to provide for adequate separation of buildings for fire protection, air and light between structures, and the intensity of development. Implementation of these standards has not resulted in a serious constraint in providing housing to the various income levels.

a. General Plan Land Use Designations

By definition, local land use controls constrain housing development by restricting housing to certain sections of the County and by limiting the number of housing units that can be built on a given parcel of land. The County’s 2030 Countywide General Plan (General Plan) establishes land use designations for all land within the County’s unincorporated area and defines community growth boundaries. The Land Use and Community Character Element of the County’s General Plan includes 7 land use designations that permit a range of residential development types with densities ranging from 0.2 units to over 20 units per acre. The Land Use and Character Element also includes a land use map that establishes the location of each of these designations. Table III-1 identifies the different land use designations in Yolo County’s General Plan that accommodate residential development.

TABLE III-1. RESIDENTIAL LAND USE CATEGORIES AND DENSITY		
Land Use Category	Description	Residential Density
Agriculture (AG)	Agricultural uses, agricultural commercial and industrial uses directly related to agriculture, farmworker housing, and similar and compatible uses.	2 farm dwellings per legal parcel
Residential Rural (RR)	Large lot rural homes, detached single family units, duplexes, and attached or detached second units	0.2 to < 0.5 du/ac
Residential Low (RL)	Traditional neighborhoods with primarily detached single-family units, although attached and/or detached second units or duplexes are allowed. Triplexes and fourplexes allowed when designed to be compatible with adjoining single-family homes. Small compatible neighborhood serving retail and office allowed as ancillary use.	1.0 to <10.0 du/ac
Residential Medium (RM)	Dense neighborhoods with primarily attached single family and multi-family units, although detached single-family units are	10.0 to <20.0 du/ac

	allowed. Small compatible neighborhood serving retail and office allowed as ancillary use.	
Residential High (RH)	Apartments, condominiums, townhouses and other attached multi-family units. Small compatible neighborhood serving retail and office allowed as ancillary use.	>20.0 du/ac
Commercial General (CG)	Regional and highway-serving retail, offices, service retail and agricultural commercial uses. Upper floor and accessory attached residential uses are allowed.	No specified limit
Commercial Local (CL)	Neighborhood- and locally-oriented retail, offices, service uses and agricultural commercial uses. Upper floor and accessory attached residential uses are allowed.	No specified limit
Source: County of Yolo 2030 Countywide General Plan		

As described above, the Land Use and Community Character Element of the Yolo County General Plan establishes the location and intensity of planned land uses. Additionally, the Land Use and Community Character Element also includes a buildout analysis (or development capacity analysis) to determine the maximum number of potential residential units and maximum amount of commercial, industrial, and non-residential square footage that are anticipated to be built during the planning period of the General Plan. According to the State of California General Plan Guidelines, a buildout analysis or development capacity analysis represents “an estimate of the total amount of development that may be built in an area under a certain set of assumptions, including applicable land use laws and policies (e.g., zoning), environmental constraints, etc.” This is done through calculating the acreage within each land use category and multiplying that number by the applicable density and intensity factor to estimate a theoretical development capacity³.

According to Table LU-8, the County anticipates buildout out under the General Plan will result in a total of 4,935 new residential units in the unincorporated communities, including Dunnigan, Esparto, Knights Landing, and Madison. Specifically, the County anticipates the development of 53 units in Capay, 22 units in Clarksburg, 173 units in Dunnigan, 1,506 units in Esparto, 993 units in Knights Landing, 161 units in Madison, 25 units in Monument Hills, 56 units in Yolo, 14 units in Zamora, and 1,932 units throughout the remaining unincorporated areas. Policy LU-3.2 of the Yolo County General Plan noted that with the exception of allowed ancillary residential units (e.g., second units, ADUs, houses allowed in mixed-use commercial areas, etc.), residential growth is allowed as identified in Table LU-8, subject to all required County approvals. Therefore, it is assumed that new residential development to meet the County’s RHNA would occur primarily in the unincorporated community of Esparto, with some growth also accommodated in Dunnigan, Knights Landing, and Madison, as these communities have vacant and underdeveloped land designated for Residential Low, Residential Medium, and/or Residential High uses. General Plan policies directing growth to these communities along with policies requiring adequate public utilities and infrastructure could be viewed as governmental constraints. However, when viewed as a necessary method to direct growth to areas that are most suitable for development and to protect agricultural lands, open space, and natural resources and to avoid environmental constraints, such as flooding, the benefits outweigh any constraints that may be imposed. Directing infill and new growth to communities with adequate public services and infrastructure is more likely to result in deed-restricted affordable housing, as costs associated with services to and infrastructure

3 Office of Planning and Research (OPR). 2020. State of California General Plan Guidelines [Chapter 4: Required Elements, pg. 48]. Available at: https://opr.ca.gov/docs/OPR_C4_final.pdf

development in support of a subdivision or multifamily development would be substantially less. Additionally, directing higher intensities to land within or adjoining established communities maximizes the efficient use of land by promoting higher density development within these areas of the County that have public infrastructure, employment centers, and a higher level of services.

b. County Community Plans, General/Specific Plans, and Area Plans

The focus of the Yolo County General Plan is to retain the rural character of the County, while directing urban development to existing cities and unincorporated communities such as Esparto, Dunnigan, and Madison. In order to retain a separate identity for these towns, Community Growth Boundaries are identified and development is to be located and designed in such a way as to protect, preserve, and perpetuate the small-town characteristics and qualities of unincorporated communities. To assist in the orderly development of these unincorporated communities, the Yolo County General Plan includes several planning areas, each with a “Community Plan”, “General/Specific Plan”, or “Area Plan” that is included as part of the larger Yolo County General Plan. These adopted Community Plans, General/Specific Plans, and Area Plans are consistent with California State law which permits cities and counties to adopt specific plans for the “systematic implementation of the general plan” (Government Code Section 65450 et. Seq.). The law requires that these plans include a text and diagram or diagrams which specify all the following in detail:

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan
- The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- Standards and criteria by which development will proceed and standards for the conservation, development, and utilization of natural resources where applicable.
- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the above referenced requirements.
- The specific plan shall include a statement of the relationship of the specific plan to the general plan

These Community Plans, General/Specific Plans, and Area Plans for the unincorporated communities supplement the Countywide General Plan and guidance specific to each unincorporated community which may not be relevant to other parts of the County. The following provides an overview of the various Community Plans, General/Specific Plans, and Area Plans in Yolo County and the various community-specific constraints they may pose to development.

Esparto Community Plan

The Esparto Community Plan focuses on the area within the Community Growth Boundary of Esparto which currently consists of approximately 620 acres between the Winters Canal to the west and the Esparto Community Service District’s wastewater treatment ponds to the east. State Route 16 partly defines the southern boundary east of Yolo Avenue including 75 acres south of SR 16 and east of County Road 86A. The northern boundary aligns with County Road 20X and SR 16. The Community Growth Boundary serves to mark a clear separation between the urban development of the community and the productive agricultural land which surrounds the community on all sides.

In addition to the County, several special districts are involved with shaping Esparto's future and the preparation of the Esparto Community Plan required a coordinated effort among these different public agencies. The Esparto Community Services District provides sewer and water service as well as maintaining street lights and open space and some parks in town. The Esparto Fire Protection District provides fire protection and emergency response for the town. The Esparto Unified School District provides education facilities and services. The California Department of Transportation (Caltrans) has jurisdiction over State Route 16 which runs through the town of Esparto. Thus, the real implementation of the Esparto Community Plan will require a coordinated effort among these different public agencies.

Originally, Esparto was founded as a railroad town, which means that it was platted following a standard pattern that had been developed by the railroad companies as they spread westward over the country: a grid of blocks of 50-foot by 150-foot lots separated by 60- to 80-foot-wide roads and 20-foot wide alleys spreading from one side of the railway. In Esparto, the old train depot, now partially restored, still stands at the top of Yolo Avenue. Originally, the 50-foot-wide business lots along the main street only provided opportunities for small businesses that would not challenge the railroad monopoly in town. Over time, however, wealthier investors consolidated the lots and built larger business blocks like the historic buildings which remain on Yolo Avenue north of Capay Street.

Esparto has become primarily a residential community. In 2016, it was estimated that 3,618 people were living in approximately 1,200 housing units. Most units are single family homes on lots ranging in size from 5,000 -10,000 square feet (s.f.) of which many are original town lots measuring 50 by 150 feet. Rising housing costs in Sacramento and surrounding communities has resulted in increased development pressures on outlying communities, including Esparto. New residential development in Esparto has been predominantly detached single-family dwellings. While these new houses are generally affordable when compared to many other surrounding communities, they are still beyond the means of many residents of Esparto. For this reason, new residential development should include more attached housing types and some housing priced to be affordable to lower income households with an eye toward special needs populations. In particular, the senior population of Esparto has been growing steadily over the past decade. There is a need to provide senior housing in town as well as affordable rental apartments. Additionally, according to the 2019 Esparto Community Plan update, the community feels that Esparto has become primarily a bedroom community where residents must travel to larger communities to work and shop. There is concern that few services and jobs are available in the town. Therefore, as part of the Esparto Community Plan update in 2019, the County revised the land map to achieve a better balance of land uses to provide for more diverse housing and job opportunities. Table III-2 compares the land uses of the 2007 Esparto Community Plan to the 2019 Esparto Community Plan.

Land Use	2007 Acreage	Percent of Area	2019 Acreage	Percent of Area
Rural Residential (RR)	33.5	5%	0	0%
Low Density Residential (LDR)	308	48%	209.8	45%
Medium Density Residential (MDR)	17.8	5%	30.7	7%
High Density Residential (HDR)	6.4	<1%	14	3%
Local Commercial (CL)	20.4	1%	17.5	4%
General Commercial (CG)	6.1	9%	29.3	6%

Industrial (IN)	8	1%	75.5	16%
Public/Quasi-Public (PQ)	138.3	22%	40.7	9%
Open Space (OS)	32.7	3%	27.4	6%
Parks and Recreation (PR)	9.1	<1%	17.3	4%
Total	620		462	
Source: Esparto Community Plan, 2019.				

As the only community in the unincorporated county that has public water and sewer, which lies outside of a flood zone, Esparto provides most of the housing for the unincorporated County. Even with the removal of the Rural Residential land use as part of the 2019 Community Plan update, Esparto still has plenty of potential for various types of residential development. As shown in Table III-2, the 2019 Community Plan update revised the land use designations to provide for more denser residential development, increasing Medium Density Residential uses from 5% of the Community Growth Boundary to 7% and High-Density Residential uses from less than 1% to 3%. Lots platted for the original railroad settlement are typically 50 feet wide and 150 feet long compared to more recent development where lots are more likely to be slightly wider, but shorter with few measuring greater than 100 feet long. The historical lots are 7,500 s.f. compared to more recently platted lots for low density residential development which range from approximately 4,000 to 7,000 s.f. These larger lots present an opportunity to increase density by dividing them into smaller lots where appropriate. The Zoning Code requires a minimum lot size of 3,500 s.f. for Low Density Residentially zoned land and 1,500 s.f. for Medium Density which presents the potential for infill residential development. Rezoning to Medium Density Residential around the Town Square as part of the 2019 Community Plan update brings more density and therefore weight to the heart of the town, and makes better use of the available transit, parks, and community services. The 2019 Community Plan indicates that the community should encourage denser infill development around the town center.

Additionally, the 2019 Community Plan increased the percentage of Local Commercial and General Commercial uses, which both allow mixed residential uses. The previous Esparto plan update sought to focus commercial development on the underutilized aging buildings along Yolo Avenue between Grafton Street and Woodland Avenue and the mostly undeveloped land around the old train depot northwest of the corner of Yolo and Woodland Avenues. A major component of that plan was the development of Downtown Mixed Use (DMX) zoning for these areas. The permitted land uses in the DMX zone are a mix of General Commercial and Local Commercial zones. DMX most resembles Local Commercial zoning, but is less restrictive for several more intensive land uses such as large retail, alcohol sales, hotels and conference centers, entertainment venues, and hospitals typical of General Commercial zoning. These higher intensity uses more appropriate to General Commercial would seem less compatible for mixed residential uses due to scale, noise, and hours of activity. As mentioned above, the Zoning Code currently allows mixed residential uses in both General Commercial and Local Commercial zones and the recommended design guidelines for the separate Historic Business and Esparto Depot Districts were determined to be more appropriate in the Esparto Community Plan than the Zoning Code. Therefore, as part of the 2019 Community Plan update, the DMX zone was removed from the Esparto Community Growth Boundary and specific design guidelines for each district (Historic Business District and Esparto Depot District) with the parcels zoned for the appropriate commercial

zoning: Neighborhood Commercial for the Historic Business District and General Commercial for the Esparto Depot District.

Knights Landing General Plan

The Knights Landing General Plan was originally adopted by the Yolo County Board of Supervisors on May 19, 1992 and amended on March 23, 1999. The Knights Landing General Plan constitutes a portion of the Land Use Element of the Yolo County General Plan. The Knights Landing General Plan was prepared in cooperation with the County, Knights Landing Community Service District, Knights Landing Fire Protection District, and the Woodland Unified School District and seeks to manage the rate of urban expansion at a level which does not exceed the capacity of the local government to provide the necessary levels of community services and facilities required. The principal characteristics of the Knights Landing General Plan are that it is comprehensive, long-range and general. It is comprehensive in that it embraces all aspects of existing and future physical of the community, public and private. It is long-range in that it presents a view of the physical character to be achieved over the next 20+ years, and it is general in that it provides for innovation and flexibility in working toward the achievement of the Plan's goals through the many public and private actions required for Plan implementation.

The Knights Landing Planning Area is bounded generally by the Sacramento River on the north, the Ridge Cut Slough on the south, the Colusa Drainage Canal on the west, and cropland to the east. Knights Landing is dominated by residential use, with supporting public and semi-public facilities including an elementary school, branch library, churches, and public utilities. Only a very limited amount of commercial use is available to serve local residents. The principal transportation and circulation facilities connecting Knights Landing with the region include State Route 113. State Route 113 provides access to the City of Woodland 8 miles to the south, to the City of Davis and Interstate 80 farther south, to Sacramento about 26 miles southeast via I-5, and to Yuba City/Marysville to the north.

The Knights Landing General Plan is presented in 8 parts, as follows:

- Part I provides the introduction;
- Part II provides a description of the environmental setting which serves to meet the requirements of the California Environmental Quality Act (CEQA) for the purposes of the General Plan EIR and for environmental assessments that may be required for specific development projects;
- Part III describes the goals and policies;
- Parts IV – VI present descriptions of 7 mandatory (Land Use, Circulation, Housing, Conservation, Open Space, Noise and Safety) and an optional (Recreation) elements of the General Plan. These elements have been combined into 3 “super elements”, including the Community Development Element, the Resource Management Element, and the Hazard Management Element;
- Part VII presents a general strategy and program for General Plan implementation; and
- Part VIII fulfills the requirements of CEQA for an Environmental Impact Report.

In addition to relevant Yolo County goals, policies, and actions, future development projects in Knights Landing will also be required to show compliance with the Knights Landing General Plan.

Capay Valley Area Plan

The Capay Valley Area Plan was adopted in December 2010 and encompasses a rural area that runs approximately 20 miles from the north County line, south to the Capay Dam. The Planning Area or Study Area covers 106,000 acres and is divided into 2 major sub-areas, the communities of Brooks, Capay, Guinda, and Rumsey and the outlying rural areas which include the Blue Ridge, Vaca Range and Capay foothills, and the valley floor of the Capay Valley. A common comment “overlap” area is designated between the communities of Capay and Esparto, extending to County Road 85B. Development projects within this “overlap” area are reviewed and commented upon both the Capay Valley and Esparto citizens advisory committees.

Since the last 1983 General Plan Update for Capay Valley was adopted, several major developments have occurred with regard to the County’s updated General Plan, State law, and the demand for housing in rural areas throughout the County. As has been noted in several studies, the desire for residential land uses in the foothill areas throughout California has been expanding. The increased desire for development within the study area is also partly due to the construction, and expansion, of the Cache Creek Casino Resort, which requires a substantial workforce to operate, and has thereby increased housing demand and traffic volumes in the Capay Valley. The intent of this Plan is to limit and regulate new development in the communities of Capay, Brooks, Guinda, and Rumsey and protects and preserves those areas outside these recognized communities. With the impact of Proposition 13 limiting the revenues for both the County and for special, fire, and school districts, and other districts which provide services to the Capay Valley Study Area, it was deemed necessary to review the land use scheme for the western portion of Yolo County. In addition, the 2010 Area Plan identified that the County’s decision-makers are actively pursuing strategies preserve farmland by limiting residential development outside of established unincorporated communities in response to requests for land divisions of agricultural properties; it is noted that farmland conversion and concern of requests to divide agricultural land is an ongoing issue throughout the County.

Clarksburg Area Community Plan

The Clarksburg Area Community Plan was adopted in September 2015 and encompasses most of the southeast area of Yolo County and is contiguous with the Clarksburg Fire Protection District boundaries, with the exception of its northern boundary, which extends to the West Sacramento city limits. The Plan area is generally defined as the southern City limit of West Sacramento on the north, the Sacramento River on the east, the Yolo County line on the south (County Road 161), and the Sacramento River Deep Water Ship Channel on the west. The Clarksburg town area is located along, and west of, the Sacramento River, generally south of Pumphouse Road and Winchester Lake, and north of Elk Slough.

The Clarksburg community is composed of a small rural town area, approximately 35,000 acres of agricultural land, various waterways, and the residents, businesses, and other interests which directly and indirectly support agriculture in the Plan area. As with its 2001 predecessor, the 2015 Clarksburg Area Community Plan continues to preserve the heritage of the Clarksburg community’s past, including its small town qualities and character, its waterways, and its square miles of agricultural fields, and addresses future anticipated growth pressures. The Plan strongly supports continued preservation, conservation, enhancement, and support for the productivity and viability of agricultural land, and addresses contemporary and future small town growth challenges, through the use of new and modified goals, policies, and implementing measures.

Clarksburg is divided into 2 areas: the agricultural area and the town area within the town's growth boundary. Development and land uses within the Clarksburg agricultural area have been limited to agricultural structures and activities and to residences in support of farming operations, and have been augmented by the County's establishment of an Agricultural District for the Planning Area of Clarksburg. Land use development within the Clarksburg town area has occurred over time and the level of land use activity has also varied, including the availability of commercial services and industrial production. Residential development within the town area has predominantly occurred in the form of low-density single-family homes on one-acre parcels. There has been no appreciable development of medium density, multiple family housing. The single-family developments are in part a result of the absence of a community-wide sanitary sewer system, a high groundwater table, and the parcel area necessary for construction and replacement of septic systems. This infrastructure constraint is discussed in greater detail under the *Non-Governmental Constraints* section.

Over 73,000 acres of land within the unincorporated area of the County fall within the state-designated Primary Zone of the Delta, with the rural/agricultural area outside of the growth boundary of the town of Clarksburg as the only community plan area in the County within the Primary Zone. As such, development outside the growth boundary of Clarksburg is subject to the regulations of the Land Use and Resource Management Plan (LURMP). Consistency with the LURMP is ensured through the policy framework of the General Plan and the Clarksburg Area Community Plan.

Dunnigan General Plan

The Dunnigan General Plan was adopted in February 2001 and contains 5 chapters, including an Introduction chapter, a Community Development chapter, a Conservation chapter, a Safety chapter, and an Implementation chapter. The Community Development chapter consists of 6 sections covering issues relating to land use, development standards, housing, circulation, public services, and fiscal considerations. The Conservation chapter describes the diverse natural and human-made resources in and around Dunnigan, and how these resources will be preserved and protected through the time frame of the General Plan. The Safety chapter discusses natural and human-made hazards and how the effect of these hazards can be minimized. Lastly, the Implementation chapter details the necessary steps to implement the goals, policies, and programs of the General Plan, including a table of 5-year and 10-year objectives to measure the success of the Dunnigan General Plan.

Dunnigan is a small, unincorporated community in northern Yolo County that is bisected by I-5. Dunnigan has traditionally been a service center for the surrounding agricultural area. It remains today a small, rural town, set amid open space, grazing land and cultivated fields. Most of the residents live in the Hardwood Subdivision, which consists primarily of one-acre lots on individual wells and septic systems. East of the freeway is the historic Old Town area. It is now the site of the fire station, town hall, several homes, and a few commercial establishments. Most commercial developments in Dunnigan are located near the 2 I-5 interchanges and are oriented primarily toward freeway travelers. There are stores, motels, restaurants, and service stations as well as 2 small markets.

Unlike other Yolo County towns which have a compact form, utilizing a traditional grid street pattern around a town center, the largest part of Dunnigan consists of big lots, spread along lengthy road segments, far from the old downtown. The Dunnigan General Plan aims to tie together the Hardwood Subdivision and the Old Town, provide for the development of local commerce and improve the availability of local public services to serve existing and future homes.

The Dunnigan General Plan sets a course for new development which accommodates commercial demand and provides new housing by in-fill development in the Old Town and the Hardwood Subdivision portions of town. New development is anticipated to build on the small-town character, which is attractive elsewhere in rural Yolo County: a compact physical form, a grid street pattern, protection of surrounding open space and agriculture, and maintenance of the rural ambience. New development must contribute toward the creation or enhancement of these qualities, as outlined in the Dunnigan General Plan.

Cache Creek Area Plan

The Cache Creek Area Plan (CCAP) is a watershed management plan adopted by Yolo County in 1996 and comprehensively updated in 2019 for 14.5 miles of lower Cache Creek, between the Capay Dam and the town of Yolo. The CCAP was adopted as a part of the County's General Plan and as a result, changes to the CCAP are regulated as general plan amendments. The CCAP consists of 2 distinct complementary plans governing different areas of the overall plan area: the Cache Creek Resources Management Plan (CCRMP) and the Off-Channel Mining Plan (OCMP). Both the CCRMP and OCMP establish a number of goals to assist in this overall management, balancing issues and concerns within the overriding vision of enhancing the variety of resource needs for the region.

The CCRMP is a scientifically based river management plan that eliminated in-channel commercial mining, established an "improvement program" for implementing on-going projects to improve channel stability, encouraged restoration along the creek banks pursuant to a carefully developed policy and regulatory framework, and established a framework for future recreation along the Creek. The CCRMP was adopted on August 20, 1996 (Board Resolution 96- 132), underwent a focused update on July 23, 2002 (Board Resolution 02-130), and a comprehensive update in 2017.

The OCMP is a scientifically based aggregate resource management plan that allowed for off-channel mining adjacent to Cache Creek. It facilitated the development of a sufficient supply of aggregate to meet current and future market needs, while greatly increasing the level of environmental protection and monitoring. It provided a planning area boundary, and restricted mining to certain areas within that boundary for a 50- year period. It identifies specific goals, objectives, and actions to guide mining activities that go well beyond the state-mandated requirements of the State Mining and Reclamation Act (SMARA). The OCMP was adopted on July 30, 1996 (Board Resolution 96-117) and was comprehensively updated in 2017.

The Cache Creek Improvement Program (CCIP) was developed to implement the goals, objectives, actions, and performance standards of the Cache Creek Resource Management Plan as it relates to the stabilization and maintenance of the Cache Creek channel. The CCIP provides the structure and authority for a Technical Advisory Committee, defines the procedures and methodologies for stream monitoring and maintenance activities, and identifies initial high priority projects for stream stabilization.

Madison General Plan

The Madison General Plan was adopted in November 1974 and encompasses 413 acres in western Yolo County, just 1 mile west of the intersection of State Route 16 and Interstate 505. The community is generally bound by State Route 16 to the north, Madison Migrant Center to the east, Hurlbut Street to the south, and Tutt Street to the west. The Madison General Plan consists of 6 elements, including a Peoples Element (i.e., historical background, social profile, cultural facilities, economic data, living

systems, transportation and communications, and governmental structures), a Housing Element, a Circulation Element, a Scenic Parks and Recreation Element, Open Space and Conservation Element, and Land Use Element.

At the time of adoption, Madison had 26 families housed in 25 residences, 2 hotels, a post office, 2 general stores, 2 churches, a school, 3 blacksmith shops, a barber shop, a drug store, a tin shop, 4 saloons, a meat market, a livery stable, a harness shop, warehouses, a flour mill, and the railroad depot and express office. Development of community and sewer water facilities for the community have enhanced the residential capability of the town. Housing obstacles identified in the 1974 General Plan include community financial capability as 72% of the households were earning less than \$7,500 per year at the time of adoption and the availability of vacant land.

Monument Hills Specific Plan

The Monument Hills Specific Plan was adopted in October 1984 and encompasses 485 acres 4 miles west of Woodland in Yolo County. The main portion of the Monument Hills Planning Area is located on the north side of State Route 16 between County Road 94B and the east line of the Patterson property and south of Cache Creek. The Planning Area also includes a parcel east of County Road 94B, bounded on the north by County Road 22. The primary objective of the Monument Hills Specific Plan is to provide for quality, well-planned housing developments which also provide for a high level of recreational opportunities with environmental and man-made amenities. The other objective is to implement design concepts and regulatory measures to reduce conflicts with adjacent uses, both within and adjacent to the Planning Area.

c. Zoning Code

The Zoning Code is among the chief implementing tools for the General Plan. The Zoning Code specifies development standards for all applications such as setbacks, parking requirements, height limits, and lot coverage for individual zoning districts. Periodically, the Zoning Code is reviewed to ensure its consistency with the policies of the General Plan, as required by Government Code Section 65860, and amendments are initiated to enhance its value in accommodating new development. The Zoning Code provides for an array of residential districts throughout the County that allow a variety of different residential uses. Table III-3 identifies the zoning districts in Yolo County that allow residential uses and the appropriate General Plan land use designations.

It is noted that the County is preparing a comprehensive update to its Zoning Code to reduce housing constraints and encourage housing production. The Zoning Code Update is anticipated to be adopted concurrently with or shortly after the 6th Cycle Housing Element. The following discussion of the County’s zoning requirements identifies changes that will be made to reduce or remove housing constraints.

TABLE III-3. LAND USE CATEGORIES AND ZONING	
Land Use Category	Zone Districts
Agriculture (AG)	Agricultural Intensive (A-N) Agricultural Extensive (A-X) Agricultural Commercial (A-C) Agricultural Industrial (A-I)

	Agricultural Residential (A-R)
Residential Rural (RR)	Residential Rural-5 acre (RR-5) Residential Rural-1 acre (RR-2)
Residential Low (RL)	Low Density Residential (R-L)
Residential Medium (RM)	Medium Density Residential (R-M)
Residential High (RH)	High Density Residential (R-H)
Commercial General (CG)	General Commercial (C-G) Highway Service Commercial (C-H)
Commercial Local (CL)	Local Commercial (C-L)
Source: Yolo County Zoning Code (Title 8)	

Development Standards

Table III-4 shows the allowed densities and lot sizes of the various zoning districts within the County that allow residential uses. For the creation of new lots, minimum lot sizes range from 1,500 s.f. to 5.0 acres in the residential zones; however, owners may build on any legal, existing residential lot, regardless of size, provided that the lot is served by community sewer and water and/or the lot can accommodate on-site wastewater treatment. To provide for additional flexibility, the County has Planned Development (PD) overlay areas that allow for minimum parcel size requirements and other standards to be modified through site-specific evaluation.

Zone District	Permitted Density	Minimum Lot Sizes (square feet/unit)¹
Agricultural Intensive (A-N)	Minimum: N/A Maximum: 1 primary dwelling (can be duplex), plus 1 or more ancillary (second) dwellings	40, 80, or 160 acres ²
Agricultural Extensive (A-X)	Minimum: N/A Maximum: 1 primary dwelling (can be duplex), plus 1 or more ancillary (second) dwellings	160 or 320 acres ³
Agricultural Commercial (A-C)	Minimum: N/A Maximum: N/A Caretaker residence only	1 acre
Agricultural Industrial (A-I)	Minimum: N/A Maximum: N/A Caretaker residence only	5 acres
Agricultural Residential (A-R)	Minimum: N/A Maximum: 1 primary dwelling (can be duplex), plus 1 or more ancillary (second) dwellings	2.5 acres
Residential Rural-5 acre (RR-5)	Minimum: N/A Maximum: 1 unit per 5 acres	5 acres

Residential Rural-2 acre (RR-2)	Minimum: N/A Maximum: 1 primary dwelling unit and 1 second dwelling per parcel	2 acres
Low Density Residential (R-L)	Minimum: 1.0 du/ac Maximum: 9.9 du/ac	3,500 s.f.
Medium Density Residential (R-M)	Minimum: 10.0 du/ac Maximum: 19.9 du/ac	1,500 s.f.
High Density Residential (R-H)	Minimum: 20.0 du/ac Maximum: N/A	1,500 s.f.
Local Commercial (C-L)	Minimum: N/A Maximum: N/A (No specified density; maximum floor area ratio of 1.0 for mixed commercial and residential)	3,500 s.f.
General Commercial (C-G)	Minimum: N/A Maximum: N/A (A No specified density; maximum floor area ratio of 2.0 for mixed commercial and residential)	5,000 s.f.
Highway Service Commercial (C-H)	Minimum: N/A Maximum: N/A (No specified density; maximum floor area ratio of 1.0)	10,000 s.f.
Notes:		
¹ Parcels in rural areas with no access to public water and/or wastewater services are subject to a 2.0 acre minimum parcel size for new building permits, see Section 8-2.1002(a). ² Minimum lot size for newly created parcels in the A-N Zone is 40 acres for irrigated parcels primarily planted in permanent crops, such as orchards or vineyards; 80 acres for irrigated parcels that are cultivated; 160 acres for parcels that are generally uncultivated and/or not irrigated. ³ Minimum lot size for newly created parcels in the A-X Zone is 160 acres for dry land farming and 320 acres for rangeland.		
Source: Yolo County Zoning Code (Title 8)		

As part of the Zoning Code Update, the County is clarifying requirements in the R-L zone to allow duplex through fourplex uses with an administrative site plan review and to establish minimum lot sizes based on the number of units: 3,500 s.f. for single family, 4,000 s.f. for duplex, 5,000 s.f. for triplex and fourplex uses; these changes will encourage the development of a greater variety of housing types in traditional single-family residential areas and reduce the square footage per unit required for duplex through fourplex uses to further encourage such uses.

It is important to note that where a public water supply and/or public sanitary sewer is not accessible, the Environmental Health Division may establish minimum lot size or lot area requirements for home site or new development in excess of or less restrictive than the minimum lot sizes identified in Table III-4. Under the provisions of Section 19 (Onsite Wastewater Treatment Systems) of Title 6 (Sanitation and Health) of the County Code, the Division has set a minimum parcel size of 2 acres for land use projects located on lands that rely upon an onsite wastewater treatment system; however, the Director of Environmental Health has the authority to issue a variance. The majority of unincorporated communities in Yolo County rely on septic systems, except for Esparto, Madison, and Knights Landing which all have wastewater service through Community Service Districts. Therefore, this represents a potential constraint to development by requiring large lot sizes in the remaining unincorporated areas of Yolo County.

Table III-5 provides setback, coverage, and height requirements for various zoning districts within Yolo County which allow for residential development. The setbacks and height requirements are comparable to other communities throughout the State. The maximum building heights allowed in multifamily residential zones (i.e., R-M, R-H) are the largest of any other residential zone, providing the option for a larger footprint and more units on the parcel. However, the lack of adequate sewer and water services, parking availability, and ADA requirements deter buildings in excess of 2 stories. Therefore, Action HO-A7 of the Housing Plan ensures the County updates the Zoning Code to remove constraints to production of a variety of housing types. This will be accomplished by the County reviewing development standards in all residential districts to find opportunities to establish standards that remove constraints to multifamily residential developments, including mixed use development.

According to SACOG 6th Cycle RHNA (2021 – 2029) Affirmatively Furthering Fair Housing Survey, Yolo County identified that current development standards may pose potential barriers to the production of more affordable housing production. As shown in Table III-4, Yolo County allows residential projects in the R-L, R-M, and R-H zones to obtain use permits to reduce site development standards, including reduced setback requirements and increased building heights. Additionally, projects that qualify under the density bonus provisions of the California Government Code Section 65915(k) may receive a further reduction in site development standards, such as reduced setbacks or increased building heights, that can further reduce development costs. As part of the Zoning Code Update, the County is considering slight reductions to front yard setbacks in the RR-5, R-2, and R-L zones and reductions to minimum usable open space requirements to 400 s.f. per unit in the R-L zone for duplex through fourplex uses, to 200 s.f. per unit plus 25 s.f. per bedroom in the R-M zone, and to 175 s.f. per unit in the R-H zone; these changes would provide for greater flexibility in siting residences on parcels and encouraging development at higher densities. This approach is consistent with the County’s focus on encouraging higher densities and intensities of residential uses in existing communities to preserve the County’s agricultural areas and sensitive natural habitats.

Zone District	Front Setback	Side Setback	Rear/Alley Setback	Maximum Height
Agricultural Intensive (A-N)	20 feet from property line or 50 feet from centerline of roadway, whichever is greater ^{1,2,3}	20 feet ^{2,3}	25 feet ^{2,3}	Residential uses: 40 feet
Agricultural Extensive (A-X)	20 feet from property line, or 50 feet from centerline of roadway, whichever is greater ^{1,2,3}	20 feet ^{2,3}	25 feet ^{2,3}	Residential uses: 40 feet
Agricultural Commercial (A-C)	None ^{2,3}	None ^{2,3}	None ^{2,3}	40 feet
Agricultural Industrial (A-I)	None ^{2,3}	None ^{2,3}	None ^{2,3}	None

Agricultural Residential (A-R)	20 feet from property line, or 50 feet from centerline of roadway, whichever is greater ^{1,2,3}	25 feet from property line if adjoining a rural residence, 100-to-300-foot buffer if adjoining agriculture ^{2,3}	25 feet from property line if adjoining a rural residence, 100-to-300-foot buffer if adjoining agriculture ^{2,3}	Residential uses: 40 feet
Residential Rural-5 acre (RR-5)	20 feet from property line, or 50 feet from centerline of roadway, whichever is greater ¹	10 feet	25 feet	Residential uses: 35 feet ⁶
Residential Rural-2 acre (RR-2)	20 feet from property line, or 50 feet from centerline of roadway, whichever is greater ¹	10 feet	25 feet	Residential uses: 35 feet ⁶
Low Density Residential (R-L)	20 feet	5 feet 0 to 5 feet with use permit	20 feet	35 feet/2 stories 40 feet/3 stories with use permit
Medium Density Residential (R-M)	10 feet	5 feet 0 to 5 feet with use permit	15 feet	40 feet/3 stories 50 feet/4 stories with use permit
High Density Residential (R-H)	10 feet	10 feet 0 to 9 feet with use permit	15 feet	50 feet/4 stories 60 feet/5 stories with use permit
Local Commercial (C-L)	None	None ⁴	None ⁴	35 feet ⁶
General Commercial (C-G)	None	None ⁴	None ⁴	50 feet/4 stories
Highway Service Commercial (C-H)	15 feet	None ⁴	None ⁵	40 feet ⁶
Notes: ¹ Yard abutting road is considered front. Properties abutting a major arterial require a 30-foot front yard setback, as measured from the edge of right-of-way. ² These minimum setback requirements shall be increased to no less than 100 feet if adjacent agricultural operations require a larger setback to accommodate agricultural spraying. Development near the toe of any levee is restricted. ³ For accessory structures, the Director may approve the location of any standard accessory structure within the required side or rear yards, which must be at least 5 feet from the side and rear property lines, if a standard structure cannot be located within standard setbacks. ⁴ 15 feet if abutting a residential zone. ⁵ 20 feet if abutting a residential zone. ⁶ 35 feet does not include any limitation on the number of stories.				
Yolo County Zoning Code (Title 8)				

Parking Requirements

Yolo County’s parking regulations are set forth in Section 8-2.1306 of the Zoning Code, which identifies the number of spaces required for each land use and disabled persons. Table III-6 below shows the parking regulations pertaining to the development of residential units.

TABLE III-6. RESIDENTIAL OFF-STREET VEHICLE PARKING REQUIREMENTS¹	
Residential Use	Minimum Off-Street Parking
Accessory Dwelling Unit (ADU)	1 space/unit ²
Single-Family and Two-Family: <ul style="list-style-type: none"> • ≤2 bedroom • ≥3 bedrooms 	1 space/unit 2 spaces/unit
Multifamily: <ul style="list-style-type: none"> • ≤1 bedroom unit • ≥2 bedrooms unit 	1 space/unit 1.5 spaces/unit
Mobilehome Park: <ul style="list-style-type: none"> • Unit • Guest Spaces 	1 space/Mobilehome unit 1 space/5 Mobilehome units
Farmworker Housing: <ul style="list-style-type: none"> • Group Quarters • Dwelling Unit 	1 space/4 beds 2 spaces/unit
Single Room Occupancy	1 space/guest room
Residential Care Facility	1 space/3 persons cared for
Emergency Shelter	1 space/8 beds 1space/400 s.f. of office or other non-residential areas
Notes: ¹ The parking ratios in this table are recommended for use by applicants in developing a parking plan for their projects (see Sec. 8-1306(a)). ² As outlined in Section 8-2.506 (b)(4), ADU parking standards may be eliminated if the ADU is located: <ul style="list-style-type: none"> • Within one-half mile of public transit; • Within an architecturally and historically significant historic district; • Within an existing primary residence or an existing accessory structure; • When on-street parking permits are required but not offered to the occupant of the ADU; and • When there is a car share vehicle located within one block of the ADU. 	
Source: Yolo County Zoning Code (Section 8-2.1306)	

As shown by Table III-6, the Zoning Code requires 1 off-street parking space for each ADU and 1 off-street parking space for each 1- and 2-family dwelling units with 2 or fewer bedrooms and 2 off-street parking spaces for one- and two-family dwelling units with 3 or more bedrooms. The ADU and 1- or 2-family residential parking requirements are not considered a development constraint and are comparable to those in jurisdictions throughout the state. Additionally, as noted in Section 8-2.506(b)(4), ADU parking requirements may be eliminated if the ADU is located:

- Within a one-half mile walking distance;
- Within an architecturally and historically significant historic district;
- Within an existing primary residence or an existing accessory structure;
- When on-street parking permits are required but not offered to the occupant of the ADU; and
- When there is a car share vehicle located within one block of the ADU.

For multifamily dwelling units, 1 off-street space is required for each unit with 1 or fewer bedrooms and 1.5 off-street parking spaces for each unit with 2 or more bedrooms. In addition to vehicle parking spaces, multi-family developments are also required to provide bicycle parking spaces at a rate of 10% of the total number of required vehicle spaces. For example, a 40-unit apartment complex consisting of 20 1-bedroom units and 20 2-bedroom units would be required to provide 50 vehicle parking spaces and 5 bicycle parking spaces. This requirement is not considered a constraint to multifamily development as it is generally comparable to, or less than, similar jurisdictions throughout the state.

As part of development review process, each new or modified land use is required to provide a parking plan using the standard number of off-street vehicle parking spaces identified in Sections 8-2.1306 (Number of Parking Spaces Required) and 8-2.1307 (Special Parking Space Requirements). While the parking requirements in Table III-6 are not considered a constraint to residential development, it is noted that the Zoning Code does allow reductions to the residential parking requirements if an applicant provides a parking supply study prepared by a civil engineer or other certified professional that indicates there is an ample supply of available on-street or other nearby public parking, per the discretion of County staff (see Section 8-2.1310). Additionally, projects that qualify under the density bonus provisions (Chapter 8-12 of the Zoning Code) would be eligible for parking reductions. However, the existing 1- and 2-family parking standards are only slightly higher than the parking reductions allowed under density bonus provisions pursuant to Government Code Section 69515, which would reduce the parking requirement for 3-bedroom units to 1.5 parking spaces per unit. Therefore, the existing residential parking standards are not considered a constraint.

Allowed and Conditional Uses

To promote higher densities and mixed land uses, Yolo County allows various uses within a range of zoning districts to accommodate a variety of housing types, such as single family, duplex, multifamily, mobile homes, residential care facilities, farmworker housing, single occupancy housing, supportive housing, transitional housing, and emergency shelters. As shown on Table III-7, a number of zoning districts in Yolo County allow a range of residential uses that are permitted by-right and subject solely to a zoning clearance or site plan review; however, many districts also allow additional residential uses with a minor or major use permit (UP). UPs are discretionary permits that address whether a proposed use is suitable in a specific location and is designed to properly integrate with the community or with nearby uses.

Uses	A-N	A-X	A-C	A-I	A-R	RR-5	RR-2	R-L	R-M	R-H	C-L	C-G	C-H
ADU	A	A			A	A	A	A	A	A			
Junior ADU (JADU)	A	A			A	A	A	A	A	A			
Single-Family Units, Two - Detached	A	A			A	A	A	A	A				
Single-Family Units, Two - Attached	A	A				A	A	A	A			SP ¹	SP ¹
Triplex, fourplex								SP ¹	SP ¹	SP ¹		SP ¹	SP ¹
Multi-family								SP ¹	SP ¹	SP ¹	SP ¹	SP ¹	SP ¹
Farmworker/Employee Housing	A/SP ²	A/SP ²				A/SP ²	A/SP ²		A/SP ²	A/SP ²	UP (m)	SP/UP (m)	
Mobilehome Park								UP(M)	UP(M)	UP(M)			
Single Room Occupancy (Group/Co-Housing)						SP	SP	SP/UP (m)	SP/UP (m)	SP/UP (m)		SP/UP (m)	SP/UP (m)
Residential Care Facility (≤6 beds)	A	A	A	A	A	A	A	A	A	A	A	A	A
Residential Care Facility (>6 beds)	SP/UP (m)	SP/UP (m)	SP/UP (m)	SP/UP (m)		SP/UP (m)	SP/UP (m)	SP/UP (m)	SP/UP (m)	SP/UP (m)	SP/UP (m)	SP/UP (m)	N
Emergency Shelters												SP/UP (m)	UP (m)
Supportive Housing ³						A	A	A	A	A			
Transitional Housing ⁴						A	A	A	A	A			
Vacation Rental													
Notes: A = Allowed Use SP = Site Plan Review UP (m) = Minor Use Permit UP (M) = Major Use Permit													
¹ Minor use permit may be required if there are any compatibility issues, or if setbacks or any other development standards are not met at the discretion of the Director													
² Farmworker/Employee Housing projects with more than 36 beds or 12 units requires a minor or major use permit, at the discretion of the Director.													
³ According to Section 8-2.507 of the Zoning Code, supportive housing is allowed in all residential zoning districts and shall be subject to the specific requirements of the zoning district the project is located.													
⁴ According to Section 8-2.507 of the Zoning Code, transitional housing is allowed in all residential zoning districts and shall be subject to the specific requirements of the zoning district the project is located.													
Source: Yolo County Zoning Code (Tables 8-2.304(e), 8-2.504(a), and 8-2.604)													

The following describes the allowed and conditional uses allowed by the Zoning Code and their consistency with current State laws and regulations:

Single Family Units and Duplexes

Single family units are defined in Section 8-2.503(a) of the Zoning Code as housing that consists of 1 household or group unit in a detached single structure, as well as attached and detached second and accessory dwelling units. According to Sections 8-2.304, 8-2.504, and 8-2.604 of the Zoning Code (see Table III-7), single-family units and duplexes are permitted by right in the A-N, A-X, A-R, RR-5, RR-2, R-L, and R-M zones. Single-family attached units are allowed with a site plan review or minor use permit in the C-L, C-G, and C-H zones. As part of the Zoning Code Update, provisions will be included to allow single family dwellings in the R-H zone limited to the replacement of an existing single-family dwelling, a dwelling on an existing lot of 6,000 s.f. or less, or a dwelling that is part of an affordable housing development that will provide a minimum of 50% of the units to very low and low income households.

Multi-family Units

Multi-family units are defined in Section 8-2.503(c) of the Zoning Code as a structure or series of structures with 3 or more housing units, including triplexes and fourplexes, larger apartment complexes, condominiums, townhouses, “garden” apartments, and other forms of housing that share common walls and common open spaces, but excluding group or temporary living situations (rooming, boarding or lodging houses; fraternities; co-housing; motels/hotels; farm labor housing; or shelters). Section 8-2.506(c) of the Zoning Code outlines the triplex, fourplex, and other multi-family residential development standards in the unincorporated area of the County. Triplexes, fourplexes, and multi-family projects that consist of more than 4 units (i.e., condominiums, townhouses, apartments, etc.) are allowed in the R-L, R-M, R-H, C-G, and C-H zones with approval of a site plan review, provided that the project is designed to be compatible with adjacent commercial uses and any adjoining single-family residences and meets development standards. However, a minor use permit may be required if there are any compatibility issues, or if setbacks or any other development standards are not met. As part of the Zoning Code Update, the County will establish an administrative (ministerial) site plan review process for eligible affordable multifamily housing projects in the R-M and R-H zones and will define compatibility with single family uses to remove the potential for subjective interpretations of whether uses are compatible.

Accessory Dwelling Units

Government Code Section 65852.2 establishes State standards for accessory dwelling units (ADUs). Jurisdictions may adopt local ordinances that meet the state standards; however, without a local ordinance, state ADU regulations apply and local governments cannot preclude ADUs. The purpose of an ADU is to provide additional housing options for family members, students, the elderly, in-home health care providers, the disabled, veterans and others, in existing urban, suburban, and rural residential areas without substantially changing the use, appearance, or character of a neighborhood.

In 2019, the Governor signed a series of bills that significantly limit local jurisdiction’s ability to restrict the development of ADUs. Assembly Bill (AB) 68, AB 587, AB 670, AB 671, AB 881, and Senate Bill (SB) 13 provide revisions to Government Code Section 65852.2 to further lift constraints on ADUs. These recent laws also provide numerous other standards, addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADUs. In general, under these new laws:

- A Junior ADU and ADU are allowed on the same property;
- A local jurisdiction must ministerially approve a detached ADU that is less than 800 feet, is shorter than 16 feet, and has at least four-foot rear and side-yard setbacks;
- A local jurisdiction must review and approve compliant ADUs within 60 days instead of 120 days;
- A local jurisdiction is prohibited from imposing development impact fees, excluding connect fee or capacity charges on ADUs smaller than 750 feet;
- A local jurisdiction is prohibited from establishing a minimum square footage requirement for either an attached or detached ADU that prohibits an efficiency unit.
- A local jurisdiction is prohibited from establishing a maximum square footage requirement for either an attached or detached ADU that is less than 850 s.f. and 1,000 s.f. if the ADU contains more than 1 bedroom.
- A local jurisdiction may now choose to allow the sale of an ADU in certain circumstances; and
- Home Owner Associations and other common interest developments are prohibited from not allowing or unreasonably restricting the development of ADUs.

Section 8-2.506(b) of the Zoning Code provides general provisions and development standards for ADUs in the County, which are consistent with State laws and regulations. Currently, an ADU attached to an existing dwelling is not allowed to exceed 50% of the existing living area and attached and detached ADUs are not allowed to exceed 1,200 s.f. in floor area. Additionally, ADUs are allowed by-right in the A-N, A-X, A-R, RR-5, RR-2, R-L, R-M, and R-H zones, consist with State laws that requires ADUs to be allowed on any lot that permits single-family homes. However, the Zoning Code has not been updated to allow an ADU on any lot that permits a multifamily use. Currently, multi-family uses are allowed in the C-L, C-G, and C-H zones with an approved site plan review and minor use permit; therefore, this represents a potential constraint to ADU development. Additionally, Section 8-2.506(b)(1) notes that building permit applications are required to be reviewed and approved/denied within 120 days, which is inconsistent with new State laws and regulations that require review and approval/denial of ADUs within 60 days. Action HO-A7 of the Housing Plan ensures that the County will review and update the Zoning Code to reflect the current requirements of State law. These changes are being made as part of the Zoning Code Update. Additionally, Action HO-A31 will ensure the County establishes an amnesty program for existing illegal second dwelling units that provides a grace period for owners to bring them into compliance, consistent with the AB 670.

Residential Care Facilities

California Health and Safety Code (HSC) Section 1566.3 establishes requirements for the local zoning standards for residential facilities that serve 6 or fewer persons. Section 1566.3(e) specifies that no conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility that serves 6 or fewer persons that is not required of a family dwelling of the same type in the same zone while paragraph (g) indicates “family dwelling,” includes, but is not limited to, single-family dwellings, units in multifamily dwellings, including units in duplexes and units in apartment dwellings, mobilehomes, including mobilehomes located in mobilehome parks, units in cooperatives, units in

condominiums, units in townhouses, and units in planned unit developments. HSC Section 1569.85 further specifies these same requirements for residential care facilities for the elderly that serve 6 or fewer persons.

Residential care facilities are identified in Section 8-2.503 of the Zoning Code as “home occupation/home care”, which includes home occupations, group or home care, and child care. “Group or home care” is defined as multi-family living for the main purpose of providing limited on-site medical and/or assisted home care for elderly or disabled persons, including small to medium-sized convalescent and group care homes. Consistent with HSC Section 1566.3(e), the Zoning Code allows residential care facilities serving 6 or fewer persons by-right in all agricultural (A-N, A-X, A-C, A-I, and A-R), residential (RR-5, RR-2, R-L, R-M, and R-H), and commercial (C-L, C-G, and C-H) zoning districts. Additionally, residential care facilities serving more than 6 persons are allowed in the A-N, A-X, A-C, RR-5, RR-2, R-L, R-M, C-G, and C-H zones with approval of a site plan review, provided that the project is designed to be compatible with any adjoining single-family residences. However, a minor use permit may be required if there are any compatibility issues, or if any development standards are not met. Residential care facilities serving more than 6 persons are also allowed in the C-L zoning district with approval of a minor use permit. As discussed below, the Zoning Code Update will establish an objective standard for the term compatibility to ensure that it is not a subjective determination that could pose a constraint to development of a residential care facility serving more than 6 persons.

According to Table 8-2.1306 of the Zoning Code, residential care facilities in Yolo County are required to provide one parking space for every three persons cared for at the facility. Based on a review of parking requirements for neighboring jurisdictions, it appears the City of Davis also requires residential care facilities provide one space for every three beds (see Section 40.25.090(r) of the City of Davis Municipal Code). Additionally, the City of Woodland requires residential care facilities provide one parking space for every four beds (see Section 17.116.020(l) of the City of Woodland Municipal Code). While the current residential care facility parking standard is similar to other jurisdictions and is not excessive, small residential care facilities serving 6 or fewer persons must be treated as a residence and not be subject to parking standards that would not apply to a residence of the same type in the same zone. Further, larger residential care facilities that do not include medical care may require less staffing, and related parking requirements, than facilities that provide a higher level of care, including skilled nursing and assisted living so the requirement for 1 space for 3 beds for these large residential care facilities may exceed the actual need for parking.

Action HO-A7 of the Housing Plan will update the Zoning Code to revise “Home Occupation/Home Care” term to remove “group or home care” and create a new term for “Residential Care Home”, as well as to revise the definition to clarify that this type of facility is intended to serve as a residence for individuals in need of assistance with daily living activities. Action HO-A7 will update the Zoning Code to 1) define compatibility to ensure that there is an objective standard for determining if a project is compatible with nearby uses that does not pose a constraint on the project or a barrier to its development, 2) ensure that residential care homes serving 6 or fewer persons will be treated in the same manner as a residence of the same type and not be subject to additional standards, including parking, and 3) limit parking requirements for large residential care facilities to be revised to require 1 space per 4 beds (generally consistent with or less than regional parking requirements for similar facilities), unless a reduced parking need is demonstrated by the applicant.

Single-Room Occupancy Units

The Zoning Code does not define single-room occupancy units; however, Section 8-2.603 of the Zoning Code provides general provisions and standards for single room occupancy (SRO) units in the commercial zoning districts. SRO units are allowed with the issuance of a site plan review in the C-G and C-H zones, provided that the project is designed to be compatible with adjacent commercial uses and any adjoining single-family residences and meets development standards.

Additionally, Section 8-2.503 (Residential Use Types Defined) of the Zoning Code does provide definitions for “group homes or co-housing”. Housing Plan Action HO-A7 will ensure the County updates the Zoning Code to define SRO and provide clear standards for SROs in each zoning district. This program is being implemented as part of the Zoning Code Update that is underway.

Employee Housing

Employee housing is not defined by the Zoning Code. Farmworker housing is defined in the Zoning Code as “any living quarters, dwelling, boardinghouse, bunkhouse, mobile home, or other housing accommodation maintained in connection with any work or place where work is being performed and the premises upon which such accommodations are situated, and/or the areas set aside and provided for the accommodation of farm workers.”

According to Section 8-2.306(aa) of the Zoning Code, pursuant to Health and Safety Code Section 17021.6, farmworker housing projects of 36 beds or less, or 12 separate housing units or less, are allowed in the agricultural zones with the issuance of a building permit, except in the A-I, A-C, and A-R zones. A project with more than 36 beds or 12 units requires a minor or major use permit, at the discretion of the Director. Additionally, the Zoning Code states that farmworker housing must comply with all applicable state laws, which could include California Health and Safety Code Sections 17008 and 17021 and the California Mobilehome Parks Act.

HSC Section 17021.5 requires that employee housing serving 6 or fewer employees shall be deemed a single-family structure and shall be treated subject to the standards for a family dwelling in the same zone. Section 8-2.506 of the Zoning Code addresses employee housing serving 6 or fewer employees.

HSC Section 17021.6 requires that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses, with exceptions related to various health, safety, and resource conservation provisions identified in HSC Section 17021.8. As shown by Table III-7, farmworker housing is allowed by right in the A-N, A-X, RR-5, RR-2, and R-L zones. However, it is noted that agricultural uses are a permitted use in the A-C, A-I, and A-R zoning districts, but farmworker housing is not allowed in zones A-C and A-R and requires a minor use permit in the A-I zone. Agricultural uses are also allowed in the Parks and Recreation (P-R), Public Open Space (POS), and Public and Quasi-Public zones by-right, but farmworker housing is not addressed in these districts.

Further, HSC Section 17021.8 requires streamlined, ministerial approval and application of reasonable objective development standards for eligible agricultural employee housing, which must not contain dormitory-style housing and must be 36 or fewer units or spaces designed for use by a single family or household. To qualify for the streamlined, ministerial approval process, an eligible agricultural housing development must meet the health, safety, and resource conservation provisions HSC 17021.8(a). The Zoning Code currently does not provide for ministerial approval of eligible developments as required by HSC 17021.8.

Action HO-A7 in the Housing Plan will require the County to update its Zoning Code to ensure employee housing and agricultural worker housing are permitted and treated consistent with the requirements of HSC Sections 17021.5, 17021.6, and 17021.8. As part of the Zoning Code Update, these changes are being made to ensure the Zoning Code addresses employee housing, including agricultural worker housing, consistent with the requirements of State law.

Emergency Shelters

Government Code Section 65583 requires each jurisdiction to identify 1 or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit. California HSC Section 50801(e) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of 6 months or less by a homeless person. The Zoning Code defines emergency shelters in Section 8-2.607 as housing with minimal supportive services for homeless persons that is limited to occupancy of 6 months or less by a homeless person, as defined in Section 50801(b) of the California Health and Safety Code. Section 8-2.606(m) of the Zoning Code notes that emergency shelters with fewer than 20 beds in size are allowed with the issuance of a site plan review in commercial (C-L, C-G, and C-H) zones while emergency shelters larger than 20 beds are subject to a minor use permit. As discussed in Section II (Housing Needs), the HUD 2019 Continuum of Care Housing Inventory County Report for the Davis, Woodland/Yolo County CoC identifies a total of 13 emergency shelters in Yolo County. Of the 13 emergency shelters in Yolo County, eight (62%) provide 20 beds or less, meaning the development of emergency shelters with a 20-bed capacity is feasible in Yolo County. Additionally, it is noted that the unincorporated areas typically have a lower rate of persons experiencing homelessness than the incorporated cities, as the incorporated cities are closer to community services to support persons experiencing homelessness. For this reason, larger emergency shelters to serve the unhoused community would be needed in the incorporated cities than in the unincorporated areas. Therefore, requiring emergency shelters larger than 20 beds to obtain a minor use permit would not be a constraint to emergency shelter development.

The site plan review process is non-discretionary but allows for the review to be elevated to a minor use permit if there are compatibility issues or if specified development standards are not met; the discretionary determination related to compatibility is inconsistent with the requirements of Government Code Section 65583. Additionally, emergency shelters are required to meet the following development standards:

1. The project must be compatible with any adjoining single-family residences, including appropriate setbacks, landscaping, and parking;
2. The site is connected to public services, including a public water and wastewater system;
3. The Project provides at least 1 off-site parking space for every 10 residents, plus 1 space for the manager; and
4. The project meets any State regulatory requirements and has received, or will receive in the near future, all necessary State operating permits.

The State’s regulatory requirements for emergency shelters are outlined in Government Code Section 65583(a)(4), which establishes objective standards for emergency shelters. The objective standards address parking, proximity (no closer than 300 feet of any other emergency shelter unless such shelter is located on the same lot or within the same building), receiving and reception area, a security plan,

and a management plan. As noted above, Section 8-2.606(m) of the Zoning Code requires 1 off-site parking space for every 10 residents and 1 space for the manager for emergency shelters; however, Section 8-2.1306 of the Zoning Code requires 1 space for every 8 beds and 1 space for every 400 s.f. of office or non-residential areas. Both of these emergency shelter parking requirements are inconsistent with the State's regulatory requirements, which requires only sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. Therefore, this represents a potential constraint to emergency shelter development e.

As shown in Chapter IV (Inventory of Sites) the County currently has 3 vacant C-L sites ranging from 0.52 to 0.74 acres, 3 vacant C-G sites that are 0.97 and 6.67 acres, and 1 vacant R-H site that is 2.28 acres. All of these sites are in proximity to existing public utilities with adequate capacity to serve these sites, except for 2 of the C-L sites that are located in Dunnigan and Guinda and have no access to existing public utilities. These 2 C-L sites would require a developer to work with Yolo County Environmental Health to identify the ability to connect to private water and septic infrastructure or provide on-site services. As described above, emergency shelters are allowed in commercial (C-L, C-G, and C-H) zones, but not allowed in residential zones. Therefore, of the identified vacant commercial sites, the 3 vacant C-G sites and 1 of the C-L sites are located in the community of Esparto and have more than adequate capacity to accommodate emergency shelters that would house the County's most recent unsheltered homeless population count (35 persons).

It is noted that Sections 8-2.804 and 8-2.704 of the Yolo County Code identify that churches and other places of worship are allowed with a minor use permit in the Public and Quasi-Public (PQP), Light Industrial (I-L), Heavy Industrial (I-H), and Office Park/Research and Development (OPRD) zones; however, the County Zoning Code does not identify that emergency shelters are allowed as ancillary uses to permitted places of worship and churches, as required by the federal Religious Land Use and Institutionalized Persons Act. Additionally, Section 8-2.704 notes that emergency shelters are not allowed in any industrial zones. Therefore, this represents a potential constraint to emergency shelter development.

Housing Plan Action HO-A7 will ensure the County updates the Zoning Code to provide a ministerial (by-right) permit process to permit emergency shelters with less than 20 beds in the C-L, C-G, and C-H zones, to address the parking requirement inconsistencies with State law, and to allow emergency shelters ancillary to permitted places of worship and churches. This program is being implemented as part of the Zoning Code Update.

Recent California Legislation (AB 761) has provided an update to Government Code Section 65583 to authorize vacant armories to be used as emergency shelters; however, there are no armories located in unincorporated Yolo County.

Transitional and Supportive Housing

Government Code states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and HSC 50675.2(h)) as "buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months." Supportive

housing is defined (Government Code Section 65582(g) and HSC 50675.14(b)) as “housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

The Zoning Code defines supportive housing as the meaning set forth in HSC Section 50675.14 and defines transitional housing as the meaning set forth in HSC Section 50675.2. The Zoning Code addresses both supportive and transitional housing as uses allowed subject only to the requirements and restrictions that apply to other residential dwellings of the same type in the same zone. Additionally, to encourage and facilitate the development of supportive and transitional housing, the county may allow flexible application of development standards. However, it is important to note that the Zoning Code (Sections 8-2.501 to 8-2.507) only defines transitional and supportive housing, but does not include transitional and supportive housing as uses allowed in the residential zones. Instead, the Zoning Code combines transitional and supportive housing in the “shelters” use, which is identified in Table 8-2.504(a) as not allowed in any residential zoning districts. This represents a potential constraint to transitional and supportive housing developments.

Government Code Section 65583(c)(3) and Government Code Article 11 (commencing with Section 65650) were revised in 2019 to implement AB 2162 which requires that specified supportive housing developments shall be a use by right in multifamily and mixed use zones with a streamlined and ministerial review and not be subject to discretionary review (e.g.: use permit, etc.). For a project to be eligible for the streamlined and ministerial AB 2162 process, it is required to meet specific criteria, including, but not limited to, the following:

- Units within the development are subject to a recorded affordability restriction for 55 years;
- 100% of the units within the development, excluding managers’ units, are dedicated to lower-income households and are receiving public funding to ensure affordability of the housing to lower-income Californians;
- A specified number of units are designated as supportive housing;
- Nonresidential floor areas are used for onsite supportive services in specified amounts; and
- Units within the development, excluding managers’ units, include at least 1 bathroom and a kitchen or other cooking facilities.

The County may require a supportive housing development subject to this article to comply with objective, written development standards and policies; provided, however, the development shall only be subject to the objective standards and policies that apply to other multifamily development within the same zone.

Housing Plan Action HO-A7 will ensure the County revises the Zoning Code to identify transitional housing and supportive housing as individual uses and clarify that these uses are an allowed use in all zoning districts where residential uses are allowed and are only subject to the requirements and restrictions that apply to other residential dwellings of the same type in the same zone. Additionally, this

Housing Plan Action will ensure the County revises the Zoning Code in compliance with AB 2162. These changes are being made as part of the Zoning Code Update that is underway.

Low Barrier Navigation Centers

A “low barrier navigation center” is housing or shelter in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing. Assembly Bill (AB) 101 was approved on July 31, 2019, which added Article 12 (commencing with Section 65660) to Chapter 3 of Division 1 of Title 7 of the Government Code to address “low barrier navigation centers”. Government Code Section 65660 requires a low barrier navigation center use to be allowed by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Additionally, AB 101 defines “low barrier navigation center” as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low barrier navigation center developments are essential tools for alleviating the homelessness crisis and are considered a matter of statewide concern. “Low barrier navigation centers” are a “by right use” in areas “zoned for mixed use and nonresidential zones permitting multifamily uses.”

The Yolo County General Plan and Zoning Code do not address or define low barrier navigation centers; therefore, Housing Plan Action HO-A7 will ensure that the County updates the Zoning Code to address low barrier navigation centers consistent with Government Code Sections 65660 through 65668. This change is being made as part of the Zoning Code Update that is underway.

Mobilehome Park and Manufactured Homes

A manufactured home or a mobile home located outside a mobile home park shall conform to all of the residential use development standards for the zoning district in which it is located. Government Code Section 65583 requires that manufactured homes attached to a permanent solid foundation system be allowed on lots zoned for single-family residential dwellings and, except for architectural requirements for the roof overhang, roofing material, and siding material, shall only be subject to the same development standards applicable to a single-family residential dwelling on the same lot.

Manufactured home or mobile home is defined in Section 8-2.1013 as a structure used as semi-permanent housing and designed for human habitation, with or without a permanent foundation and can be transported by a motor vehicle. The Zoning Code allows a single mobile home or manufactured home in agricultural and residential zones with issuance of a building permit if setback and other development standards are met, consistent with State law and regulations. According to Section 8-2.1014 of the Zoning Code, multiple mobile homes and mobile home parks are allowed with an approved major use permit in the R-L, R-M, and R-H zones, although new mobile home parks in Yolo County are encouraged to apply for a Planned Development rezone. New mobile home parks may be allowed in other urban, non-agricultural zones through a Planned Development rezone, provided the park is proposed on lands with access to public services (water, sewer) within an established community.

The Zoning Code is consistent with State laws and regulations pertaining to manufactured housing and factory-built homes. Therefore, existing development standards and zoning regulations do not appear to be a constraint on the development of manufactured and factory-built homes. Additionally, the County

implements the requirements of Section 65852 of the State Government Code as related to manufactured housing.

In any case, Housing Plan Action HO-A8 will ensure the County periodically reviews and updates its Zoning Code to reflect any changes to State laws and regulations, such as new manufactured and mobile home requirements.

Summary: Zoning and Land Use Provisions for a Range of Housing Types

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. As previously addressed, single family homes, multifamily homes, single room occupancies, emergency shelters, transitional housing, supportive housing, employee and agricultural employee housing, accessory dwelling units, residential care facilities, mobile/manufactured homes, and mobile home parks are accommodated by the Zoning Code. As described above, Action HO-A7 of the Housing Plan will remove constraints associated with these uses to ensure such uses are allowed consistent with the requirements of State law. Additionally, Housing Plan Action HO-A8 will ensure that the County monitors the development processes and zoning regulations to identify and remove constraints to the development of housing consistent with federal and State legislation.

Density Bonus

Currently, Chapter 12 of the County Code (Housing Density Bonuses) addresses the provisions of California Government Code sections 65915 and 69517, to facilitate the development of affordable housing to serve families of moderate and less-than-moderate incomes within the County through density bonus and other incentives. This section of the code was last updated in 2014. Currently, the County may grant a density bonus to an applicant or developer of a housing development consisting of 5 or more dwelling units, who agrees to provide the following:

1. At least another 10% of the total units of a housing development for low-income households; or
2. At least another 5% of the total units of a housing development for very low income households;
or
3. A senior citizen housing development.

The amount of density bonus to which the applicant/developer is entitled is according to the amount by which the percentage of affordable units exceeds the percentages listed above. For each percent increase above 10% in the percentage of units affordable to low income households, the density bonus shall be increased by 1.5% up to a maximum of 35%. For each 1% increase above 5% in the percentage of units affordable to very low income households, the density bonus shall be increased by 2.5% up to a maximum of 35%. For senior citizen housing developments, the density bonus shall be a flat 20%. In addition to the eligible density bonus percentage described in this section, and in accordance with Government Code Section 65915(d)(2), the applicant also receives the following number of incentive(s) or concession(s):

1. One incentive or concession for projects that include at least 10% of the total units for low income households, at least 5% for very low income households, or at least 10% for persons and families of moderate income in a condominium or planned development.

2. Two incentives or concessions for projects that include at least 20% of the total units for low income households, at least 10% for very low income households, or at least 20% for persons and families of moderate income in a condominium or planned development.
3. Three incentives or concessions for projects that include at least 30% of the total units for low income households, at least 15% for very low income households, or at least 30% for persons and families of moderate income in a condominium or planned development.

These bonus incentives/concessions may include, but are not limited to, the following:

- Reduction of local zoning standards that indirectly increase housing costs, including but not limited to flexible development standards pertaining to building height, open space, lot-size requirements, street access, off-street parking, landscaping, fencing, or offsite improvements;
- Approval of mixed use zoning in conjunction with the housing development if commercial, office, industrial, or other non-residential land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other non-residential land uses are compatible with the housing development and the existing or planned development in the area where the proposed housing development will be located.
- Other regulatory incentives or concessions proposed by the applicant/developer or the city that result in identifiable cost reductions.
- Priority processing of a housing development that provides income-restricted units or a senior citizen housing development.

In October 2019, the Governor approved AB 1763, which revised the existing density bonus law found in Government Code Section 65915. In general, AB 1763 provides an 80% density bonus and 4 incentives or concessions for housing projects that contain 100% affordable units (including the density bonus units but excluding manager's units) for low and very low income households. If the project is located within a half-mile of a major transit stop, all restrictions on density are eliminated and a height increase of up to 3 stories or 33 feet is allowed. For housing projects that qualify as a special needs or supportive housing development, the legislation eliminates all local parking requirements. The Zoning Code currently does not comply with these most recent revisions to Government Code Section 65915; therefore, Action HO-A7 in the Housing Plan includes measures to update the County's density bonus provisions consistent with State law. This action is being implemented as part of the Zoning Code Update that is underway.

Inclusionary Housing Ordinance

Title 8, Chapter 8 of the Yolo County Code establishes the County's inclusionary housing ordinance, which requires new residential developments to provide affordable units for lower-income households as follows:

- Single-family residential for-sale developments of 10 or more units to provide 20% of the housing units at costs affordable to low- and moderate-income households, with half at levels affordable to low-income households and half at prices affordable to moderate-income households;

- Multifamily rental projects of 20 or more units to provide a minimum of 25% of the units at levels affordable to very-low-income households and an additional 10% of the total units to low-income households; and
- Multi-family rental projects with between seven and 19 units are required to provide 15% of the units to very-low-income households and 10% to low-income households.

Additionally, Yolo County adopted an in-lieu fee ordinance that requires developers of single-family residential projects of less than 10 units and multifamily residential projects of less than seven units to pay a fee in-lieu of constructing affordable housing units. Yolo County's inclusionary in-lieu fee is \$12,920 for a for-sale unit and \$17,610 for a rental unit and is pro-rated based on the portion of a unit addressed through fee payment (e.g., whole fee for an entire unit, 50% of fee for 0.5 unit).

Residential units exempt from the inclusionary ordinance and in-lieu fees include the following:

- Individual single-family units not exceeding construction cost thresholds defined by the inclusionary ordinance;
- Replacement units not exceeding the gross floor area of the original structure that are constructed within 12 months of demolition of the prior residence;
- Replacement structures not exceeding 500 s.f.; and
- Units built through self-help programs serving residents below 80% of the area median income.

All affordable inclusionary units must be constructed on-site concurrently with the market rate portion of the project. For-sale units carry a 20-year affordability covenant while multifamily rental units are required to remain permanently affordable. In addition, all in-lieu fees collected are designated for use by affordable housing developers in the provision of very-low- and extremely-low-income housing.

Based on a comparison of inclusionary ordinances compiled by the California Coalition for Rural Housing, the percentages required by the County's inclusionary ordinance are within the range of what other inclusionary ordinances around the state require, although they are on the higher end. Most requirements in other jurisdictions fall between 10 and 20%. Table III-8 compares the County's inclusionary housing ordinance to inclusionary housing ordinances adopted by local jurisdictions, including Davis, West Sacramento, Winters, and Woodland.

TABLE III-8. INCLUSIONARY HOUSING ORDINANCE COMPARISON						
	Yolo County	Davis	West Sacramento	Winters	Woodland	
					Mixed Use & Neighborhood Commercial	All other areas
For-Sale Developments						
Minimum Project Size for Inclusionary Requirement	--	<ul style="list-style-type: none"> • 5 units or more 	--	<ul style="list-style-type: none"> • 5 units or more 	<ul style="list-style-type: none"> • 31 units or more 	<ul style="list-style-type: none"> • 10 units or more
Inclusionary Requirement	<p><u><10 Units</u></p> <ul style="list-style-type: none"> • Projects less than 10 units shall be subject to the small development in-lieu fee. <p><u>10 Units or More</u></p> <ul style="list-style-type: none"> • 20% of the total units in the development for low- and moderate-income households as follows: 50% of affordable units for low income households and the remaining 50% of affordable units for moderate income households. 	<ul style="list-style-type: none"> • 25% affordable (single family detached units on lots larger than 5,000 s.f.); • 50% affordable units (single family detached units on lots smaller than 5,000 s.f.); • 10% affordable (single family attached units) 	<ul style="list-style-type: none"> • 10% affordable to low-income households 	<ul style="list-style-type: none"> • 15% affordable to lower income household, including 6% affordable to very low-income households and 9% affordable to low- or moderate-income households. 	<p><u>31-80 units:</u></p> <p>5% affordable to low-income households</p> <p><u>81+ units:</u></p> <p>10% affordable to low-income households or reduced to 5% if project meets at least 95% of maximum allowable density</p>	<ul style="list-style-type: none"> • 10% affordable to low-income households
Alternatives to On-Site Construction	<ul style="list-style-type: none"> • Affordable Units Off-Site • Land Dedication (minimum 2 acres unless County agrees to a smaller site) • Alternative methods or combination of methods 	<ul style="list-style-type: none"> • Land dedication • In-Lieu Fees • Placement of permanent affordability restrictions on existing housing units 	<ul style="list-style-type: none"> • Participate in a Housing Trust Fund Program • Acquisition rehabilitation, and conservation of market rate units • Off-site construction 	<ul style="list-style-type: none"> • Land dedication • On-site or Off-site construction of affordable housing units • Acquisition, rehabilitation, and conversion of market rate units 	<ul style="list-style-type: none"> • Land dedication (minimum of 2 acres and adequate size to accommodate required affordable units) • In-Lieu Fees 	

	<ul style="list-style-type: none"> Housing Credits Payment of Small Development In-Lieu Fees 		<ul style="list-style-type: none"> Preservation of at-risk units 	<ul style="list-style-type: none"> Construction of accessory units Inclusionary housing credits Payment of In-Lieu Fees Cooperative ventures Sweat equity project Other alternatives proposed by city. 	<ul style="list-style-type: none"> Alternative methods or combination of methods 	
In-Lieu Fee	<p>The fee amount is:</p> <ul style="list-style-type: none"> \$12,920: for-sale unit \$17,610: rental unit The fee is prorated based on the required percentage of the fee (percent of unit that the fee is being collected for). 	<ul style="list-style-type: none"> \$75,000 per unit, but dependent on City Council discretion 	<ul style="list-style-type: none"> \$5,640 per total units in the development¹ 	<p>Varies, at the discretion of the City Council.</p>	<p>Only the City may initiate the in-lieu fee option. The in-lieu fee is determined as follows:</p> <ul style="list-style-type: none"> The market value (appraised) minus the affordable purchase price of a low-income unit for the project determines the “affordability gap.” Calculate the inclusionary unit amount for the residential project at 10% of the total (fractions of a whole unit shall be rounded up). Multiply the “affordability gap” by the number of inclusionary units required for the residential project. The product of this calculation plus the administration fee per unit equals the in-lieu fee to be charged for the residential project. <p>An example of an in-lieu fee calculation for a 20-unit for-sale single-family residential project is as follows: Market value as determined by an appraisal = \$250,000 Affordable purchase price for low-income household = \$150,000 Affordability Gap = \$100,000</p>	

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						<p>Inclusionary unit requirement = 2 units (10% of 20 units) \$100,000 Affordability Gap x (times) 2 units = \$200,000 \$200,000 + administrative fee = in-lieu fee for the residential project</p>
Rental Developments						
Minimum Project Size for Inclusionary Requirement	--	<ul style="list-style-type: none"> • 5 units or more 	--	<ul style="list-style-type: none"> • 5 units or more 	31 units or more	20 units or more
Inclusionary Requirement	<p><u><7 Units</u></p> <ul style="list-style-type: none"> • Multi-family rental projects less than 7 units shall be subject to the in-lieu fee <p><u>7 to 19 Units</u></p> <p>15% of the total units in the development for very-low-income households and 10% of the total units for low-income households.</p> <p><u>20 Units or more</u></p> <p>25% of the total units in the development for very-low-income households and 10% of the total units for low-income households.</p>	<ul style="list-style-type: none"> • 15% affordable units to low-income households; • 10% affordable to very low-income households 	<ul style="list-style-type: none"> • 10% affordable to lower income households, including 5% affordable to very low-income households and 5% affordable to low-income households 	<ul style="list-style-type: none"> • 15% affordable to lower income household, including 6% affordable to very low-income households and 9% affordable to low- or moderate-income households. 	<p><u>31-80 units:</u></p> <p>5% affordable to low-income households</p> <p><u>81+ units:</u></p> <p>10% affordable to low-income households or reduced to 5% if project meets at least 95% of maximum allowable density</p>	10% affordable to low-income households
Alternatives to On-Site Construction	Same as for sale	Same as for-sale	Same as for-sale	Same as for-sale	Same as for-sale	
In-Lieu Fee						
<p>Notes: ¹ Projects located within the designated Urban Infill Areas are eligible for the Urban Infill Area Incentive in the form of reduced HTPF fees, ranging from 20% to 80% in fee reductions based on the sites Zoning and proposed density per acre.</p> <p>Source: Yolo County Zoning Code Chapter 8 (Inclusionary Housing); Davis Municipal Code Article 18.05 (Affordable Housing); City of Davis Summary of Affordable Housing Requirements, May 2018. Access: https://www.cityofdavis.org/home/showdocument?id=10431; West Sacramento Municipal Code Chapter 15.40; West Sacramento Book of Fees: Housing Trust Program. Access: https://www.cityofwestsacramento.org/Home/ShowDocument?id=3512#:~:text=In%2Dlieu%20fees%20collected%20based,has%20been%20increased%20to%20%245%2C640; Winters Municipal Code Chapter 17.200 (Affordable Housing Requirements); Woodland Municipal Code Chapter 15.16 (Affordable Housing).</p>						

As shown in Table III-8, Yolo County and the City of Davis have the most stringent inclusionary housing requirements while Woodland has the least stringent inclusionary requirements. Yolo County has the highest rental inclusionary requirements, requiring 35% of units for rental projects with 20 or more units to be affordable, while Woodland has the lowest rental inclusionary requirements, requiring only 10% of units be affordable or 5% for projects located in the Mixed Use or Neighborhood Commercial zones. With respect to “for sale” inclusionary requirements, Davis has the highest affordability requirements, requiring 25% of single-family detached projects on lots larger than 5,000 s.f., 50% of single-family detached projects on lots less than 5,000 s.f., and 10% of single-family attached projects be affordable. West Sacramento has the lowest in-lieu fee at \$5,640 per unit, which can be reduced if a project is located in an Urban Infill Area. Conversely, Woodland has the potential to have the highest in-lieu fee as the in-lieu fee is the gap between the affordable purchase price for a low-income household and the market value as determined by an appraisal (i.e., the “affordability gap”), plus a fee for administration of the City’s Inclusionary Housing Program.

As previously stated, Yolo County’s inclusionary in-lieu fee is \$12,920 for a for-sale unit and \$17,610 for a rental unit and is pro-rated based on the portion of a unit addressed through fee payment (e.g., whole fee for an entire unit, 50% of fee for 0.5 unit). It is noted that the in-lieu fee was established in 2009 and the last time the Inclusionary Housing Ordinance was updated and reviewed occurred in 2014. Overall, the in-lieu is well below the current cost needed to leverage funding to create an affordable unit, whether providing assistance to a multifamily developer or providing direct assistance to a homebuyer to make a market-rate unit affordable.

Additionally, the County’s inclusionary requirements may inadvertently create a constraint to residential development in the unincorporated areas since they increase burdens on private developers. While residential developments have been able to meet the County’s inclusionary requirement, developers have indicated that the requirement is high and makes it difficult to develop residential projects in the County. Although the County’s in-lieu fee is relatively low, projects are typically required to provide the units on-site or to provide land to accommodate the affordable units.

While the County has determined that inclusionary requirements present the best option for ensuring that the housing needs of all income groups are met, the County is committed to ensuring the requirements do not make new market-rate development financially infeasible, especially during this slow period of recovery in the housing market. The County will explore reducing the percentage requirements to a percentage that is financially feasible in the local housing market. In recognition that the inclusionary housing requirements may prevent certain residential projects from being financially feasible, the Inclusionary Housing Ordinance also allows for alternatives to the standard requirements, including allowing for construction of units to be located offsite, the dedication of land, as well as the transfer of affordable housing credits. Action HO-A28 in the Housing Plan ensures the County updates the County Inclusionary Housing Ordinance to ensure that the requirement is not a constraint to housing production, to ensure adequate alternatives are available for projects that would be unduly constrained by the inclusionary requirement, to ensure that any in-lieu fees collected reflect current housing prices, and to ensure adequate alternatives are available for projects that would be unduly constrained by the inclusionary requirement, account for changes in the law, the housing market, and housing prices.

In addition, the County provides fee waivers of up to 50% of the building permit fees for affordable units; modified zoning and infrastructure standards for affordable units; priority building permit processing for affordable projects; and a density bonus per State Government Code Section 65915 for projects

meeting the affordability levels established in the County's Inclusionary Housing Ordinance. As indicated above, the ordinance also exempts certain individual single family new construction and replacement projects, as well as housing constructed as part of a self-help housing program serving owner-occupants below 80% of area median income.

Planned Development Overlay Zone

Within the Zoning Code (Sections 8-2.901 to 8-2.907), the Planned Development Overlay Zone (PD) classification provides a mechanism to allow flexibility in project design. Released from the constraints of conventional zoning standards, the PD zoning allows applicants to integrate mixed uses within a creative design that would otherwise not be possible using traditional setback requirements and lot coverage criteria. A mixture of residential housing types (i.e., attached, detached, single-family, condominium, senior, etc.) as well as densities can be accommodated utilizing the PD approach.

d. Persons with Disabilities (Reasonable Accommodation)

On January 1, 2002, SB 520 became effective and required local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code 65583(a) (7) the County recognizes the importance of providing housing for persons with disabilities. Additionally, Government Code Section 65008 requires localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for disabled persons. As part of the Housing Element update process, the County analyzed the Zoning Code, permitting procedures, development standards, and building codes to identify potential constraints. This analysis represented a comprehensive review of the County's regulatory requirements and their potential impact on reasonable accommodations for persons with disabilities.

The County's analysis included an evaluation of zoning standards, building code interpretation and enforcement, other regulatory standards, and permit processes for compliance with the State of California accessibility standards. The County determined whether these requirements are constraints to special housing accommodations for persons with disabilities (such as handicapped access within required set-backs or yards), whether the County facilitates alternative housing types with supportive services for persons with disabilities who cannot live independently and whether conditions for approval are reasonable.

The Lanterman Development Disabilities Act (Lanterman Act) is that part of California law that sets out rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local Zoning Codes by requiring the use of property for the care of 6 or fewer disabled persons to be classified as a residential use under zoning, subject only to the single family or multifamily permit processing requirements and standards applicable to housing of the same type. According to the Zoning Code, Section 8-2.503 (Residential Use Types Defined), "Group or home care" is multi-family living for the main purpose of providing limited on-site medical and/or assisted home care for elderly or disabled persons, including small to medium-sized convalescent and group care homes. Such a facility shall not be included in the definition of a boarding house, rooming house, foster care home, rest home or other similar term which differs in any other way from a single-family dwelling. As discussed above under Residential Care Facilities, the Zoning Code provides for group or home care facilities, allowing residential care facilities serving 6 or fewer persons by-right in all agricultural (A-N, A-X, A-C, A-I, and

A-R), residential (RR-5, RR-2, R-L, R-M, and R-H), and commercial (C-L, C-G, and C-H) zoning districts. Additionally, residential care facilities serving more than 6 persons are allowed with the in the A-N, A-X, A-C, RR-5, RR-2, R-L, R-M, C-G, and C-H zones with approval of a site plan review, provided that the project is designed to be compatible with any adjoining single-family residences. However, a minor use permit may be required if there are any compatibility issues, or if any development standards are not met. Residential care facilities serving more than 6 persons are also allowed in the C-L zoning district with approval of a minor use permit. As described under the Residential Care Facilities discussion above, Action HO-A7 of the Housing Plan will update the Zoning Code to revise “Home Occupation/Home Care” term to remove “group or home care” and create a new term for “Residential Care Facilities”, to ensure that residential care facilities serving 6 or fewer persons are treated in the same manner as any other household and are allowed subject to the same standards and processes applicable to the same type single family or multifamily housing in all zones that allow residential uses, to objectively define compatibility to ensure that a residential care facility serving more than 6 persons is not constrained by this requirement, and to reduce the parking requirement for residential care facilities serving more than 7 persons to ensure that the parking requirement does not constrain larger residential care facilities. This revision is included in the Zoning Code Update that is underway.

The County provides reasonable accommodations for persons with disabilities in the enforcement of building codes and the issuance of building permits as consistent with the accessibility design and construction standards contained in the California Building Code. Chapter 9 of Title 8 (Reasonable Accommodations) of the County Code contains provisions for reasonable accommodation in accordance with Government Code Sections 65583(a)(5) and (c)(3) that establishes reasonable accommodation provisions to overcome barriers to housing to comply with SB 520 and to meet the needs of persons with disabilities in accordance with the federal Fair Housing Amendments Act (FHAA) of 1988 and California Fair Employment and Housing Act, Government Code Section 1290. County Staff received no requests for reasonable accommodation during the 5th Cycle Planning Period. According to Section 8-9.104 (Approval Findings) of the Yolo County Zoning Code, the decision to grant or deny a request for reasonable accommodation is based on the following factors:

- a) Whether the housing the request will be used by a person with a disability under the Federal Fair Housing Act and the California Fair Employment and Housing Act;
- b) Whether the request for reasonable accommodation is necessary to make specific housing available to a person with a disability under the under the Federal Fair Housing Act and the California Fair Employment and Housing Act;
- c) Whether the requested reasonable accommodation would impose an undue financial, administrative or enforcement cost on the County;
- d) Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a County program or law, including but not limited to land use and zoning;
- e) Potential impact on surrounding uses;
- f) Physical attributes of the property and structures; and
- g) Other reasonable accommodations that may provide an equivalent level of benefit.

Approval findings e, f, and g noted above introduce subjective components into the determination that are potential constraints to providing reasonable accommodation for persons with disabilities. To address this, Action HO-A7 has been included in the Housing Plan, which will ensure the County updates the Zoning Code to revise the findings for reasonable accommodations to remove potential constraints. The County does not have other standards that constrain housing or accommodation for disabled persons. Currently, residential parking standards for persons with disabilities are not different from other parking standards. When a special needs project proponent requests a reduction in parking requirements and can demonstrate a reduced need for parking, the request would likely be addressed during the review of the reasonable accommodation request. The Zoning Code does not have occupancy standards that apply specifically to unrelated adults. The County's General Plan land use element does not require a minimum distance between 2 (or more) special needs housing facilities.

Zoning and Land Use

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. As previously described, single family homes, multifamily homes, single room occupancies, emergency shelters, transitional housing, supportive housing, employee and agricultural employee housing, accessory dwelling units, residential care facilities, mobile/manufactured homes, and mobile home parks are accommodated by the Zoning Code. Action HO-A7 in the Housing Plan will remove constraints associated with these uses to ensure such uses are allowed consistent with the requirements of State law and Action HO-A8 will ensure that the County monitors the development processes and zoning regulations to identify and remove constraints to the development of housing consistent with federal and State legislation.

The Zoning Code does not define family, thus there are no restrictions on family residences regarding particular numbers of related or unrelated individuals. Since the County does not require persons in a family to be related, this definition does not pose a constraint to the provisions of housing for persons with disabilities in those zoning districts which allow for residential uses or any type of household that is not a related family. Additionally, the Zoning Code does not establish specific site planning requirements for residential care facilities. Residential care facilities housed in single family or multifamily homes are subject to the relevant site planning requirements.

Permits and Processing

The County does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The County consistently applies the requirements of the Zoning Code to all residential projects and has not noted any impacts which suggest a limitation on the construction of housing units designed for persons with disabilities. The County has adopted regulations that address reasonable accommodation standards as part of the 2014 Zoning Code update, including a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. The County has received no complaints from local building contractors or lower-income and/or senior citizen housing advocates regarding any impacts on the construction or rehabilitation of housing for persons with physical disabilities created as a result of building codes.

The County does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential uses serving persons with a disability.

Building Codes

Yolo County has adopted and enforces the 2019 California Building Standards Code, including Chapter 11A which addresses the provisions for housing accessibility for people with disabilities and Chapter 11B which addresses the provisions for accessibility to public buildings, public accommodations, commercial buildings, and public housing for people with disabilities. These standards include requirements for a minimum percentage of fully accessible units in new multi-family developments. The County also permits existing and new homes to be retrofitted or fitted for features that provide for accessibility and independent living for persons with disabilities. Further, the County works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

Universal Design

Yolo County has not adopted a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in those homes as their physical needs and capabilities change. However, universal design principles are included in the Residential Design Guidelines, which were approved by the County on September 29, 2009. Universal design principles have also been required for recently constructed and approved projects, including subdivisions in Esparto and Knights Landing. The universal design principles include visitability accommodations for interior features, hardware, and bathroom grab bars, as well as widened halls and doorways, no-step entrances, and sufficient bathroom features and floorspace to accommodate wheelchairs. The County uses the Title 8, Land Development and Zoning, and Title 7, Building Regulations, of the County Code, and Title 24 of the California Building Code to ensure universal design principles are being considered for all new construction.

e. Streamlined Review and Objective Design Standards

California legislation has been adopted to address the housing shortage within the State, requiring a streamlined and ministerial process for specific residential developments. SB 35 (Government Code Section 65913.4), which went into effect on January 1, 2018, was part of a comprehensive package aimed at addressing the State's housing shortage and high costs. SB 35 requires the availability of a streamlined ministerial approval process for developments located in jurisdictions that have not yet made sufficient progress towards their required allocation of the regional housing need. For a project to be eligible for streamlining pursuant to SB 35, it must:

- Contain at least 2 multifamily units;
- Provide a specified level of affordability;
- Be located on an eligible site in an urbanized area or urban cluster;
- Comply with residential and mixed-use General Plan or Zoning provisions; and
- Comply with other requirements, such as locational and/or demolition restrictions.

A streamlined and ministerial review, per State legislation, requires projects to be reviewed against existing objective standards, rather than through a discretionary entitlement process, in specified timeframes. Residential development that is a permitted use by right is not required to go through a

discretionary process. However, there is potential for multifamily projects with an affordable component to be eligible for the streamlining provisions of SB 35 that require a degree of discretionary review under current zoning requirements, such as a minor use permit for multifamily projects in the R-L, R-M, R-H, C-L, C-G, and C-H zoning districts or project's requiring site plan review. While the County's site plan review (design review) provisions are generally based on objective standards, there is the potential for subjective interpretation, particularly related to the potential for a project to be elevated to a discretionary minor use permit if there are compatibility issues. The Zoning Code does not define or describe compatible or compatibility and thus such standards cannot be enforced through a streamlined ministerial process. Consistent with existing State Law, objective standards are those that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark.

While Yolo County has not adopted objective zoning standards and design standards to allow eligible projects to be permitted through a streamlined ministerial review, the County has not received any applications for processing pursuant to SB 35. A streamlined and ministerial review removes multiple constraints to residential development including, financial, time, and environmental constraints. Action HO-A7 in the Housing Plan provides for revisions to the Zoning Code to identify a streamlined approval process and objective zoning and design standards for eligible residential projects per Government Code Section 65913.4. As part of the Zoning Code Update, a streamlined, ministerial (by-right) approval process will be established for eligible projects and objective standards will be developed to ensure that all eligible projects are reviewed in a consistent manner consistent with the requirements of State law.

f. Subdivision Ordinance

The County's Subdivision Ordinance defines the County's official requirements governing the division of land into separate parcels for future development. The County's Subdivision Ordinance is patterned after the model version recommended by the State Office of Planning and Research and adheres to the requirements of the State Subdivision Map Act. The requirement for adequate roads, lot size dimensions, provisions for water supply and sewage disposal and drainage improvements are among the key factors addressed in the Subdivision Ordinance. The Ordinance has proven valuable in sustaining a cohesive pattern of development with unified street standards that are coordinated with the existing County street network. These regulations ensure that residential building sites can exist in a safe environment to accommodate a wide range of residential building options desired by the public. Annual monitoring of the effectiveness of these regulations is achieved through input received from the County's Department of Community Services, including the Building Division, Planning Division, Public Works Division, and Environmental Health Division, and the County's fire protection districts (i.e., Capay Valley Fire Protection District, Clarksburg Fire Protection District, Dunnigan Fire Protection District, etc.).

g. Short-term Rentals

The Zoning Code does not contain a short-term rental or vacation rental ordinance and short-term rentals are not required to obtain a permit. As of April 2021, there are 27 short-term rentals listed on Airbnb.com, including 2 in or near Rumsey, 1 in or near Guinda, 2 in or near Brooks, 2 in or near Capay, 3 in or near Esparto, 8 outside of Woodland, 5 outside of Davis, 1 outside of West Sacramento, and 2 in or near Clarksburg. One is a camper/RV, 1 is an entire tiny home, 14 of the rentals are limited to a room or suite within a home, 3 are a detached guest houses, 6 are entire homes. These 6 rental listings

for the entire house minimally decreases the amount of housing stock available for permanent occupancy.

h. Building Codes and Enforcement

Building Codes regulate the physical construction of dwellings and include plumbing, electrical, and mechanical divisions. The purpose of the Building Code and its enforcement is to protect the public from unsafe conditions associated with construction. The County adopted (see Title 7 of the Yolo County Code) and enforces the 2019 California Building Code Standards (Title 24) for existing units, new construction, and residential rehabilitation. State law affords local government some flexibility when adopting the uniform codes; the building codes can be amended based on geographical, topological, or climate considerations. Further, State Housing law provides that local building departments can authorize the use of materials and construction methods other than those specified in the uniform code if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the building codes.

i. CEQA (California Environmental Quality Act) and Related Consultation

Section 21082 of the Public Resources Code, referred to as the California Environmental Quality Act of 1970, or "CEQA" requires all projects subject to discretionary review to comply with State requirements, including the Public Resources Code and the CEQA Guidelines, pertaining to environmental review. Since there is uncertainty as to what specific environmental impacts a development might have there is also a lack of predictability of how long it can take to negotiate this process before a project can be approved by the County. In some instances, a project can be exempt from environmental review which has very little impact on the timing or costs of review. However, in other instances, where a project may be found to have a potential adverse impact on the environment, the environmental review process can take over a year to complete, undergoing thousands of dollars in environmental analysis, before it is ready to be approved.

j. Native American Consultation

AB 52, Consultation with Native American Tribes, took effect July 1, 2015. It seeks to protect a new class of resources under CEQA: "tribal cultural resources." It requires that agencies undertaking CEQA review must, upon request of a California Native American tribe, begin consultation as part of a project review to consider impacts to "tribal cultural resources." A tribal cultural resource is defined as a site, feature, place, cultural landscape, sacred place or object with cultural value to a California Native American tribe, which may include non-unique archeological resources. Consultations can have an impact on project budgets and timing. Yolo County regularly consults with local tribes concerning projects, and thus far, these consultations have not resulted in any significant impediments to the development review process.

SB 18, Local and Tribal Intergovernmental Consultation requires local governments to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process. These consultation and notice requirements apply to adoption and amendment of general plans (defined in Government Code §65300 et seq.). To comply with SB 18 for this Housing Element update, Yolo County contacted Native American tribes to provide an opportunity for consultation. [Tribal notice occurring concurrently with HCD review; this section will be updated to reflect tribes contacted and their input].

k. The Delta Protection Commission

The Delta Protection Act of 1992 (California Public Resources Code Section 29700 et seq.) established the Delta Protection Commission (DPC) and identified its duties and powers. The DPC has significantly limited development, both in its interpretation of the extent of the Primary Zone and in its interpretation of the requirements that must be met by new development within the Primary Zone.

In general, the DPC has authority over lands within the “Primary Zone” of the Sacramento-San Joaquin Delta. The Primary Zone includes that portion of Yolo County east of the Deep Water Ship Channel, south of Babel Slough, west of the Sacramento River, and north of the county line. In 2012, DPC adopted a resolution to accept current zoning maps that specified residential, industrial, and municipal uses in the unincorporated communities of the Delta as consistent with the 1992 General Plans. As a result, the unincorporated town of Clarksburg’s growth boundary is now considered to be within the Secondary Zone. The agricultural area surrounding the town of Clarksburg is within the Primary Zone.

The DPC has adopted a Land Use and Resource Management Plan (LURMP) that describes how and what types of development can occur within the Primary Zone. Under the Delta Protection Act, all local government General Plans must be consistent with the LURMP. As a result, local governments may not approve any development that does not agree with the LURMP, except for any development that is consistent with the County General Plan as it existed prior to when the Delta Protection Act took effect on January 1, 1992.

The Delta Protection Act authorizes the DPC to overturn local government land use decisions through an appeal process. In this way, the DPC exercises some control over development in the Primary Zone even though it does not have permitting authority. This is important, the LURMP policies can severely constrain development potential —particularly residential development—in the Primary Zone. For example, the DPC has determined that even with increased flood protection residential designations or densities beyond those allowed under the zoning and general plan designations in place on January 1, 1992, are not allowed for lands in the Primary Zone. I. Other LURMP policies could impose strict limits on commercial, industrial, and other non-residential development in the Primary Zone, depending upon their interpretation. The LURMP reduces the potential for residential development on lands in the vicinity of Clarksburg, which are primarily designated Agriculture by the General Plan, with the except of sewer facility site designated Public/Quasi-Public site.

In 2006 and 2008, the DPC twice overturned the Yolo County Board of Supervisor’s approval of the Old Sugar Mill Specific Plan, located on an infill site of a former sugar beet processing plant within the town of Clarksburg. The proposal included commercial, office, and industrial uses; public infrastructure; and open space and waterfront areas; as well as 123 new residential units. The project was denied by the DPC on the basis of inconsistency with Land Use Policy No. 4, which requires new non-agricultural residential development to be located where support infrastructure and flood protection are already provided. It is noted that the DPC has since updated the LURMP to revise Land Use Policy No. 4 to remove mention of support infrastructure and flood protection and instead direct new residential development within existing unincorporated towns, including Clarksburg. Additionally, the DPC adopted a resolution in 2012 that recognized the then-current zoning maps to establish areas designated for residential, industrial, and municipal areas, land within the town boundary of Clarksburg as within the Secondary Zone rather than the Primary Zone. Both of these actions by DPC has removed constraints that led to 2006 and 2008 denial of the Sugar Mill Specific Plan project by the DPC.

The DPC is in the process of preparing a Strategic Plan (Vision 2030) for the continued support of agriculture, recreation, cultural heritage, and natural resources in the Delta. Adopted by a vote of the DPC in 2015, DPC staff and the Delta Protection Advisory Committee have been reviewing Vision 2030 strategic theme objectives, which provide high-level direction to DPC staff about its work and form the basis of DPC work plans.

The Primary Zone designation may constrain residential development on agricultural land in the vicinity of Clarksburg. As shown in Chapter IV (Inventory of Residential Sites), none of the housing sites identified to meet Yolo County's share of the regional housing need, including housing to accommodate the needs of all household income levels, are located in Clarksburg.

2. Fees and Exactions

The County requires a number of permits and development fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these fees are necessary to provide services necessary for health and safety and to meet State environmental mitigation requirements, they can have a substantial impact on the cost of housing, particularly affordable housing.

Residential development is assessed fees by the County and applicable school and fire protection districts to cover the costs of infrastructure improvements and maintenance, and the provision of services. The largest fees are related to sewer and water service, and reflect the cost of providing, improving and expanding these utilities. Fees are also charged to cover the costs of County staff's review and processing of applications and permits related to housing development. A number of the project's application fees are estimated upon submittal and the developer pays a deposit covering the estimate. Actual staff time spent in the project is then deducted from the deposit amount and any unspent remainder is refunded.

Other types of exactions include land dedication, which may be required of residential development for right-of-ways or as an alternative to the park development fee, in addition to on-site improvements that are necessary for the public health, safety and welfare. On-site improvements may include water, sewer and other utility line extensions, street construction and traffic control device installations that are reasonably related to a project.

On December 17, 2020, Yolo County released a revised master fee schedule updating a number of County Department fees, including Building Permit Fees, Planning Fees, and Public Works and Engineering Fees. Table III-9 details the County's current planning processing fees for project entitlements based on the level of approval required. The fees in Table II-9 represents the total anticipated cost from the Planning, Public Works, and Environmental Health Divisions to process the entitlement. One or more of the entitlements would be required to process a residential project and a building permit is required for each residential structure.

TABLE III-9. DEVELOPMENT PROJECT – PLANNING ENTITLEMENT FEES	
Fee Title	Fee¹
Ministerial Staff Action	
Lot Merger	\$506.68
Minor Site Plan Review	\$1,690.68
Pre-Application	\$2,159.60 / deposit
Zoning Conformance Letter	\$337.08
Ministerial Director Action	
Lot Line Adjustment	\$2,295.04
Major Site Plan Review	\$3,412.00 / deposit
Discretionary Administrator	
Flood Hazard Development Permit	\$2,024.60 / deposit ^{2,3}
Flood Variance	\$2,332.00 / deposit ^{2,3}
Minor Use Permit	\$4,271.00 / deposit ²
Minor Use Permit Amendment/Extension	\$1,350.44 ²
Minor Zone Variance	\$4,067.00 ²
Planning Commission Action	
Major Use Permit	\$6,249.00 / deposit ²
Major Use Permit Amendment	\$2,522.80 / deposit ²
Major Use Permit Extension	\$1,012.30
Major Zone Variance	\$3,219.00 / deposit ²
Tentative Parcel Map (up to 4 lots)	\$6,081.00 / deposit ²
Tentative Parcel Map Amendment / Extension	\$3,703.00 / deposit ²
Tentative Subdivision Map (5+ lots)	\$11,327.00 / deposit ²
Tentative Subdivision Map Amendment / Extension	\$4,558.00 / deposit ²
Subdivision Improvement Agreement	\$7,844.00 / deposit ²
Board of Supervisors Action	
Road naming	\$1,012.30
Final Parcel/Subdivision Map	\$2,968.00 / deposit
Final Parcel Map Amendment	\$1,012.30
Final Subdivision Map Amendment	\$2,699.82
Development Agreement	\$7,844.00 / deposit ²
Development Agreement Amendment	\$4,452.00 / deposit ²
General Plan Amendment	\$14,840.00 / deposit ²
Rezoning/Zoning Code Amendment	\$8,731.00 / deposit ²
Minor Zone Change (Zoning Boundary Adjustment)	\$2,699.82 / deposit ²
Planned Development (PD) Ordinance	\$4,452.00 / deposit
PD Amendment	\$1,908.00 / deposit
Appeal	\$868.14
California Environmental Quality Act (CEQA) Review	
Exemption	\$168.54 ⁴
Initial Study / (Mitigated) Negative Declaration	\$5,300 / deposit ^{3,4,5}
CEQA Addendum	\$2,531.48 / deposit ³

Environmental Impact Report	\$16,960.00 / deposit ^{3,4,5}
Notes:	
¹ The total fee for each planning entitlement includes review/processing fees from the Environmental Health Division, Planning Division, and Public Works Division, as necessary.	
² Requires CEQA Review fee, which will be applied depending on level of review required	
² Requires additional \$1,060 hydraulic study deposit.	
³ Does not include the cost to prepare the CEQA document	
⁴ Requires additional recorders fee of \$50	
⁵ Requires additional California Department of Fish and Wildlife 2021 CEQA filing fee of \$2,480.25 for Initial Studies and \$3,445.25 for Environmental Impact Reports.	
Source: Yolo County Planning Review Fees List (revised 3/11/2021)	

As shown in Table III-9, the majority of planning fees are deposits applicants are required to pay at the time of application submittal. Applicants will be required to pay the actual cost of processing the planning entitlements. Actual County staff time (i.e., Planning Division and Public Works Division) spent during the processing/review of the project is calculated and an invoice is prepared. The invoice amount is then deducted from the deposit amount, and any unspent remainder is refunded. If the invoice exceeds the deposit, the project applicant will be required to pay the outstanding fees.

In addition to planning entitlement fees, applicants will also be required to pay applicable building permit and development impact fees. Table III-10 describes the current County's fee schedule for residential building permits and additional Public Works permits and fees. Table III-10 also includes the County's Facilities and Services Authorization (FSA) fee and General Plan Cost Recovery Fee. The Yolo County FSA fee serves as the County's development impact fee levied on developers to fund the construction of public facilities to serve new development, such as law enforcement, criminal justice, and social services.

TABLE III-10. RESIDENTIAL BUILDING PERMIT AND PUBLIC WORKS/ENGINEERING FEES	
Fee Title	Fee
Building Permit Application Fee	\$67.00 / permit
Building Permit Issuance Fee	\$56.00 / permit
Building Permit Fee:	Based on Total Valuation ¹
\$1 – \$10,000	\$149.00 base fee + \$12.00 for every \$1,000 of total valuation
\$10,001 -- \$25,000	\$251.00 base fee + \$31.18 for every \$1,000 of total valuation
\$25,001 -- \$50,000	\$718.00 base fee + \$5.79 for every \$1,000 of total valuation
\$50,001 -- \$100,000	\$863.00 base fee + \$9.91 for every \$1,000 of total valuation
\$100,001 -- \$500,000	\$1,359.00 base fee + \$7.20 for every \$1,000 of total valuation
\$500,001 – \$1,000,000	\$4,238.00 base fee + \$7.34 for every \$1,000 of total valuation
\$1,000,001 and up	\$7,908.00 base fee + \$3.25 for every \$1,000 of total valuation
Addressing Fee	\$134.00
Electrical Permit Fee	\$434 / permit
Plumbing Permit Fee	\$217 / permit
Mechanical Permit Fee	\$217 / permit

6TH CYCLE HOUSING ELEMENT BACKGROUND REPORT

Storm Water Permit Evaluation Fee	\$40
Fire Construction Plan Review	\$446 / permit
Grading Permit Fee:	(Based on cubic yards graded)
<i>Grading Inspection: 1 – 10,000 cubic yards</i>	<i>\$290.00</i>
<i>Grading Inspection: 10,001 – 100,000 cubic yards</i>	<i>\$434.00</i>
<i>Grading inspection: 100,000+ cubic yards</i>	<i>\$579.00</i>
Yolo County Facilities and Services Authorization Fee	SFU: \$6,515 per unit MFU: \$4,830 per unit
General Plan Cost Recovery (total valuation \$50,000 and under)	5% of building division fees
General Plan Cost Recovery (total valuation over \$50,000)	10% of building division fees
Note: ¹ For new construction, a valuation of the construction contract amount or the City's Building Valuations, whichever is higher shall be used. Source: Yolo County, Master Fee Schedule (adopted December 17, 2020)	

In addition to County-levied fees, residential projects in the unincorporated communities will be required to pay location-specific development impact fees, including water and sewer connection fees, school impact fees, and fire impact fees. For example, projects in Esparto would be required to pay water and sewer connection fees to the Esparto Community Service District (CSD), as well as impact fees to the Esparto Unified School District and Esparto Fire Protection District (FPD) while projects in Knights Landing would be required to pay water and sewer connection fees to the Knights Landing CSD and impact fees to the Woodland Joint Unified School District and Knights Landing FPD.

Table III-11 identifies additional impact fees placed on residential developments by unincorporated area. While the majority of growth accommodated in the County's inventory of sites would occur in Esparto, Table III-11 identifies fees for the communities of Dunnigan, Esparto, Knights Landing, and Madison to reflect the range of fees collected in various communities in the County. It is noted that the unincorporated community of Dunnigan does not have community sewer or water facilities; therefore, the fees for a new well or septic system have been included below. With respect to school impact fees, the Esparto Unified School District serves the communities of the Esparto and Madison and the Woodland Joint Unified School District serves Knight Landing. However, Dunnigan is served by the Pierce Joint Unified School District. Children from the Dunnigan area are bused to schools in Arbuckle, about 10 miles north of Dunnigan in Colusa County⁴.

4 Yolo County. 2001. Dunnigan General Plan. Available at:
<https://www.yolocounty.org/home/showpublisheddocument?id=15786>

TABLE III-11. ADDITIONAL RESIDENTIAL DEVELOPMENT IMPACT FEES BY UNINCORPORATED AREA

Fee Title	Fee
Potable Water Fees	
New Well Installation Permit – Domestic	\$958
New Well Installation Permit – Community	\$1,302
Esparto Community Service District (CSD)	SFU: \$7,007 MFU: \$2,335.66 ³
Knights Landing CSD ¹	SFU: \$5,600 MFU: \$5,600 ³
Madison CSD	SFU: \$4,250 MFU: \$4,250 ³
Sewer Fees	
New Septic System (Standard Design) Permit	\$1,264
New Septic System (Non-Standard Design) Permit	\$1,528
Esparto Community Service District ¹ (CSD)	SFU: \$7,007 MFU: \$2,335.67 ³
Knights Landing CSD ²	SFU: \$5,600 MFU: \$5,600 ³
Madison CSD	SFU: \$6,500 MFU: \$6,500 ³
School Impact Fees	
Esparto Unified School District	\$3.79 / square foot (sf)
Woodland Joint Unified School District	\$4.08 / sf
Pierce Joint Unified School District	\$3.36 / sf ⁴
Fire District Impact Fees	
Esparto Fire Protection District	SFU: \$0.26 / sf + \$957.64 / unit MFU: \$0.24 / sf + \$834.79 / unit
Knights Landing Fire Protection District	SFU: \$0.25 / sf + \$1,966 / unit MFU: \$0.24 / sf + \$1,714 / unit
Madison Fire Protection District	SFU: \$3,561.49 / unit MFU: \$2,840.27 / unit
Dunnigan Fire Protection District	SFU: \$0.93 / sf MFU: \$1.36 / sf
<p>Note: SFU = Single-family unit; MFU = Multi-family unit</p> <p>¹ Esparto CSD issues a joint fee that covers both the water and sewer connection fee, as follows: 3 Bedroom/2 Bath Unit = \$14,014.00 per unit (EDU) 2 bedroom/1 or 2 bath unit = \$8,408.40 per unit (or 60% of EDU) 1 Bedroom or Studio/1 Bath unit = \$4,671.33 per unit (or 33% of EDU) The SFU connection fee assumes a 3 Bedroom/2 Bath unit and MFU connection fee assumes 1 bedroom/1 bath unit.</p> <p>² Knights Landing CSD issues a joint fee of \$11,200, which covers both the water and sewer connection impact fees.</p> <p>³ The MFU connection fee is an estimate. Actual fee is calculated during the development review process, which is based on the size and scale of the project, such as the number of buildings, number of bedrooms per unit, and size of the pipes serving the development.</p> <p>⁴ State Allocation Board – Maximum level I fee. Pierce Joint Unified School District may have lower fees.</p>	
<p>Source: Yolo County, Master Fee Schedule (adopted December 17, 2020) Esparto CSD staff, April 2021; Knights Landing CSD staff, April 2021, Madison CSD staff, April 2021. Colusa County Housing Element, 2020. BAE Urban Economics, Esparto Fire Protection District Final Development Impact Fee Study, February 2018. BAE Urban Economics, Knights Landing Fire District Draft Development Impact Fee Study Update. November 2018. BAE Urban Economics, Madison Fire District Development Impact Fee Update, May 2017. BAE Urban Economics, Dunnigan Fire Protection District Development Impact Fee Update, February 2012.</p>	

As noted in Table III-11, a portion of total fees are payable to entities other than the County (i.e., fire districts, school districts, and CSDs). The County has no authority to change or waive fees assessed by non-County entities. County-levied fees for residential dwellings are based on costs to process applications (building permit and septic system fees) and costs to construct improvements. As noted in the previous section, developments may also have additional processing fees depending upon the type and size of the project (e.g., a large subdivision project may require preparation of an Environmental Impact Report pursuant to CEQA, which would be funded by the applicant).

Periodically, all development fees are reviewed and recommended for adjustment to the Board of Supervisors. Fees are adjusted, as needed, based on the cost of providing staff services and related processing costs associated with the formation of a district and assessments for initial construction costs and annual maintenance. When fees are considered for modification, public hearing and noticing requirements are followed in accordance with the requirements of Government Code Section 66016-66018.5.

Table III-12 compares the total County and regional fees, including planning, building, and development impact fees for a 48-unit single-family subdivision, a single-family unit, and a 48-unit Multifamily project in the communities of Esparto, Knights Landing, Madison, and Dunnigan. Additionally, the calculations assume that the single-family residential homes average 1,850 s.f. and contain 3 bedrooms and 2 baths while the multifamily development averages 750 s.f. per unit, which are all 1 bedroom.

TABLE III-12. DEVELOPMENT FEES – SINGLE-FAMILY SUBDIVISION, SINGLE-FAMILY HOME, MULTIFAMILY DEVELOPMENT			
Fees	48-Unit Subdivision	Single Family Unit	48-Unit Multifamily Project
<i>Planning Entitlement Fees:</i>			
<i>Minor Site Plan Review</i>	--	\$1,690.68	\$1,690.68
<i>Major Site Plan Review</i>	\$3,412.00	--	--
<i>Tentative Subdivision Map</i>	\$11,327.00 ¹	--	--
<i>Environmental Review (CEQA)</i>	\$26,330.25 ^{1,2}	\$218.54 ³	\$218.54 ³
Planning Fees Subtotal	\$41,069.25	\$1,909.22	\$1,909.22
<i>Building Division Fees</i>			
<i>Building Permit Application Fee</i>	\$3,216.00	\$67.00	\$3,216.00
<i>Building Permit Issuance Fee</i>	\$2,688.00	\$56.00	\$2,688.00
<i>Building Permit Fee</i>	\$45,714.60	\$2,762.21	\$23,235.00
<i>Addressing Fee</i>	\$134.00	\$134.00	\$134.00
Building Division Fees Subtotal	\$51,752.60	\$3,019.21	\$29,273.00
<i>Public Works and Other Fees:</i>			
<i>Electrical Permit Fee</i>	\$20,832.00	\$434.00	\$20,832.00
<i>Plumbing Permit Fee</i>	\$10,416.00	\$217.00	\$10,416.00
<i>Mechanical Permit Fee</i>	\$10,416.00	\$217.00	\$10,416.00
<i>Storm Water Permit Evaluation</i>	\$40.00	\$40.00	\$40.00
<i>Fire Construction Plan Review</i>	\$21,408.00	\$446.00	\$21,408.00

<i>Grading Permit Fee:</i>	\$434.00	\$292.00	\$434.00
<i>General Plan Cost Recovery Fee⁵</i>	\$5,175.26	\$301.92	\$2,927.30
<i>Yolo County FSA Fee</i>	\$312,720.00	\$6,515.00	\$231,840.00
Public Works and Other Fees Subtotal	\$381,441.26	\$8,462.92	\$298,313.30
<i>Esparto Fees:</i>			
<i>Esparto CSD Water Fee</i>	\$336,336.00	\$7,007.00	\$112,111.92 ¹
<i>Esparto CSD Sewer Fee</i>	\$336,336.00	\$7,007.00	\$112,111.92 ¹
<i>Esparto Unified School District</i>	\$336,552.00	\$7,011.50	\$136,440.00
<i>Esparto Fire Protection District</i>	\$46,447.72	\$1,438.64	\$40,249.92
Esparto Fees Subtotal	\$1,055,671.72	\$22,464.14	\$400,913.76
Total Fees – Esparto	\$1,529,934.83	\$35,855.49	\$730,409.28
<i>Knights Landing Fees:</i>			
<i>Flood Hazard Development Permit⁶</i>	\$2,024.60	\$2,024.60	\$2,024.60
<i>Knights Landing CSD Water Fee</i>	\$268,800.00	\$5,600.00	\$268,800.00 ¹
<i>Knights Landing CSD Sewer Fee</i>	\$268,800.00	\$5,600.00	\$268,800.00 ¹
<i>Woodland Joint Unified School District Fee</i>	\$362,304.00	\$7,548.00	\$146,880.00
<i>Knights Landing Fire Protection District</i>	\$94,830.50	\$2,428.50	\$82,452.00
Knights Landing Fees Subtotal	\$996,759.10	\$23,201.10	\$768,956.60
Total Fees – Knights Landing	\$1,471,022.21	\$36,592.45	\$1,098,452.12
<i>Madison Fees:</i>			
<i>Madison CSD Water Fee</i>	\$204,000.00	\$4,250.00	\$204,000.00 ¹
<i>Madison CSD Sewer Fee</i>	\$312,000.00	\$6,500.00	\$312,000.00 ¹
<i>Esparto Unified School District</i>	\$336,552.00	\$7,011.50	\$136,440.00
<i>Madison Fire Protection District</i>	\$170,951.52	\$3,561.49	\$136,332.96
Madison Fees Subtotal	\$1,023,503.52	\$21,322.99	\$788,772.96
Total Fees – Madison	\$1,497,766.63	\$34,714.34	\$1,118,268.48
<i>Dunnigan Fees:</i>			
<i>Well Permit</i>	\$62,496.00	\$958.00	\$62,496.00
<i>Septic System</i>	\$60,672.00	\$1,264.00	\$60,672.00
<i>Pierce Joint Unified School District</i>	\$298,368.00	\$6,216.00	\$298,368.00
<i>Dunnigan Fire Protection District</i>	\$82,584.00	\$1,720.50	\$48,960.00
Dunnigan Fees Subtotal	\$504,120.00	\$10,158.50	\$470,496.00
Total Fees – Dunnigan	\$978,383.11	\$23,549.85	\$799,991.52

Notes:

¹ Estimated cost or recommended deposit.

² Assumes appropriate CEQA document is an Initial Study/Mitigated Negative Declaration. Environmental Review Fee includes City fee of \$7,830.25 and cost of CEQA document (estimated to be \$18,500)

³ Assumes a 1 single-family unit and 48-unit Multifamily project would be exempt from CEQA review.

<p>⁴ Construction valuation assume \$131 per square foot. Single-Family Unit: 1,850 sf x \$131= \$242,350 per unit; 48-unit Single-Family Subdivision: \$242,350 x 48 units = \$11,632,800; 48-unit Multifamily Project: 750sf x \$131= \$98,250 per unit x 48 units = \$4,716,000</p> <p>⁵ Total valuation of each project is over \$50,000 so the fee is 10% of the total Building Division Fee.</p> <p>⁶ Knights Landing is located entirely within the “A” FEMA flood zone. Therefore, development is required to obtain a Flood Hazard Development Permit. The fee does not include any hydraulic analyses, which may be required.</p> <p>⁶ Total fee does not include any necessary agricultural mitigation fees, Yolo County NCCP/HCP in lieu fees, and inclusionary housing fees.</p> <p>Source: Yolo County, Current Master Fees Schedule (December 2020) HomeGuide: How Much Does it Cost to Build A House. https://homeguide.com/costs/cost-to-build-a-house De Novo Planning Group, 2021</p>
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As shown in Table III-12, the per unit development impact fees vary greatly depending on the location of a residential development. For example, the development impact fees for an 1,850 s.f. single-family unit in Dunnigan would be \$23,549.85 while the same single-family home in Esparto would have a development impact fee of \$35,855.49. Additionally, a 48-unit multi-family development would require a development impact fee payment of \$730,409.28 if the project was located in Esparto or \$1,118,268.48 if it was located in Madison.

In addition to single-family and multi-family developments, ADUs offer an affordable type of home to construct in Yolo County because they do not require paying for land, major new infrastructure, structured parking, and a number of development impact fees. For example, SB13 allows for most special district fees to be waived for ADUs of less than 750 s.f. Thus, an ADU of less than 750 s.f. would not be required to pay the Yolo County Facilities and Services Authorization Fee. However, an ADU would still be required to pay applicable Planning, Building, Public Works and other fees, and Esparto-specific fees (i.e., Esparto Unified School District fees and Esparto Fire Protection District fees). For example, a 725 sf, one-bedroom ADU in Esparto would be required to pay Building fees of \$2,061.21⁵, Public Works and other fees of \$1,947.93⁶, and an Esparto-specific fee of \$3,756.54⁷ for a total development impact fee of \$9,674.88. It is important to note that ADUs generally connect to the existing water and sewer mains or tie into the line of the main dwelling unit. For this reason, the total development impact fee assumes that the Esparto CSD fee for water and sewer hook-up has been waived.

Table III-13 compares the development impact fees for a single-family unit and multi-family unit in the unincorporated areas of Esparto, Knights Landing, and Madison to the cities of Davis, West Sacramento, Winters, and Woodland. Development impact fees throughout Yolo County vary widely due to the different needs of individual communities and the different fee programs adopted by local agencies serving the individual communities. The development impact fees for both a single-family and multi-family unit in the unincorporated communities of Yolo County are significantly lower when compared to the incorporated cities in Yolo County. The development impact fees for single-family and multi-family units in the cities of West Sacramento, and Woodland are around \$25,000 to \$40,000 more

5 The Building Fee assumes a Building Permit Application fee, Building Permit Issuance fee, Building Permit fee, and Addressing Fee. The valuation of the ADU to calculate the Building Permit fee is based on an estimated construction cost of \$131 per square foot (i.e., 725 square feet x \$131 = \$94,975).

6 The Public Works and Other Fees assumes a Electrical Permit fee, Plumbing Permit fee, Mechanical Permit fee, a Stormwater Evaluation fee, a Fire Construction Plan Review fee, a Grading Permit fee (<10,000 cubic yards), and a General Plan Cost Recovery Fee.

7 The Esparto-Specific Fees include an Esparto Unified School District fee (\$3.79 per sf x 725 sf = \$2,747.75) and an Esparto Fire Protection District fee ([\$.24 per sf x 725 sf] + \$834.79 = \$1,008.79).

than Esparto, Knights Landing, Madison, and Dunnigan per unit while the development impact fees in the City of Davis are around \$75,000 to \$89,000 more than the unincorporated communities.

Jurisdiction	Single-Family Unit Development Impact Fee	Multi-Family Unit Development Impact Fee
<i>Esparto</i> ¹	\$31,874 to \$35,855	\$15,217
<i>Knights Landing</i> ¹	\$30,646 to \$36,593	\$22,884
<i>Madison</i> ¹	\$31,203 to \$34,715	\$23,297
<i>Dunnigan</i> ¹	\$20,383 to \$23,550	\$16,667
Unincorporated Yolo County	\$20,383 to \$36,593	\$15,217 to \$23,297
City of Davis ¹	\$109,168	\$101,356
City of West Sacramento ²	\$59,412	\$42,009
City of Woodland ³	\$62,801	\$41,653
City of Winters ⁴	\$33,750 to \$40,240	\$17,099 to \$20,280
Source:		
¹ See III-10 above		
² SACOG Housing Fee Study (SACOG, September 2020)		
³ 2013 – 2021 Housing Element (City of West Sacramento, September 2013)		
⁴ General Plan Appendix E: Housing Element Background Data (City of Woodland, May 2017)		
⁵ Draft 2021 – 2029 Housing Element (City of Winters, April 2021).		

As noted previously, only a portion of the impact fees associated with residential development are established by the County. As shown in Table III-13, the combination of the County’s fees and those of other agencies and service providers are significantly less than those collected by the cities of Davis, West Sacramento, and Woodland and are comparable to those of the City of Winters. Due to the relatively low fees of the County and service providers, fees applicable to residential development are not anticipated to pose a significant constraint to the development of affordable housing. However, the County recognizes that developers can not as easily pass the cost of fees, as well as other costs, to the buyer or future homeowner when providing deed-restricted housing that is affordable to lower and moderate income households. Housing Plan Action HO-A12 ensures the County offers incentives to developers, such as reduced development fees, in exchange for a commitment to provide affordable or special needs housing at levels that exceed County requirements.

3. Processing and Permit Procedures

The evaluation and review process required by County procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the selling price of the home. The Board of Supervisors and Planning Commission govern the review process in the County, or depending on the project, it might be reviewed by the Director.

The time required to process a project varies greatly from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table III-14 identifies the typical processing times for most entitlements and the reviewing body for each entitlement. It is noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with general plan and zoning

designations do not generally require Environmental Impact Reports (EIR), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. For example, a ministerial review for a single-family home would be processed as a Zoning Clearance for the building permit and a ministerial review for a multifamily development, like the recent Modena Apartments, would be processed as a Minor Site Plan Review, and would not require a discretionary review or lengthy process.

Type of Approval or Permit	Typical Processing Time	Approval Body
General Plan Amendment	36-72 weeks	Board of Supervisors
Rezoning	36 weeks	Board of Supervisors
Minor Use Permit	8-16 weeks	Zoning Administrator
Major Use Permit	8-32 weeks	Planning Commission
Variance	6-8 weeks	Planning Commission
Zoning Clearance (includes Minor Site Plan Review)	2 – 4 weeks	County Staff
Site Plan Review	4-6 weeks	Zoning Administrator
Planned Development	36 – 72 weeks	Board of Supervisors
Tentative Parcel Map	8-16 weeks	Planning Commission
Tentative Subdivision Map	36 – 72 weeks	Board of Supervisors
Final Parcel Map	Variable	Board of Supervisors
Final Subdivision Maps	Variable	Board of Supervisors

Source: Yolo County, 2021.

According to the previous housing element, plans for individual single family dwelling units and for multifamily rental projects can be approved through a ministerial site plan review (i.e., zoning clearance) conducted concurrently with the building permit process, assuming appropriate zoning is in place for each project and the project meets development standards. The ministerial review and building permit issuance process typically require 2 to 4 weeks. However, major subdivisions or planned developments generally take between 9 and 18 months for permit processing. This may include the concurrent preparation of an Environmental Impact Report, which typically requires a minimum of 6 to 14 months to complete. Much of this timeframe is necessary to accommodate the public noticing, consultations, and review periods required by State law.

The County encourages the joint processing of related applications for a single project. For example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative map, and any necessary variances. These procedures save time, money, and effort from both the public and private sector and could decrease the costs for the developer by as much as 30%. Table III-15 outlines typical approval requirements for a single-family infill project, a 48-unit subdivision, and a 48-unit multifamily project, assuming that the land is zoned appropriately.

TABLE III-14. TYPICAL PROCESSING PROCEDURES BY TYPE			
Approval Requirements	Single-Family Unit	Single-Family Subdivision	Multifamily Project
	Building Permit Review	Tentative Subdivision Map	Minor Site Plan Review
		Initial Study/Negative Declaration, CEQA Addendum, or CEQA Exemption	Ministerial review not subject to CEQA
		Site Plan/Design Review	
		Final Map	Note: A Minor Use Permit would be required if the project is found to not be compatible with adjacent single family residences or if the project does not meet the development standards. A Minor Use Permit could trigger CEQA review, including and Initial Study/Mitigated Negative Declaration or CEQA Exemption.
Estimated Total Processing Time	< 1 week	36 – 72 weeks	4 to 6 weeks with CEQA Exemption 13 – 32 Weeks with Minor Use Permit and IS/MND or CEQA Addendum
Source: Yolo County 2013-2021 Housing Element. Yolo County ETrakit Database, 2021. https://etrakit.yolocounty.org/eTrakit/Search/project.aspx			

As indicated above, a project does not necessarily have to complete each step in the process (e.g., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports (EIRs), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. Since a majority of EIRs are prepared in response to a General Plan Amendment request, these 2 actions are often processed simultaneously. The County also encourages the joint processing of related applications for a single project. As an example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative map, and any other necessary variances. Such procedures save time, money, and effort for both the private and public sector. It is important to note that some processing timelines cannot be made shorter without violating State laws, particularly as they relate to public noticing, compliance with CEQA, etc.

I. Processing Procedures

The following is a summary of the steps involved with the planning entitlement and public hearing process, as described in the Department of Community Services General Plan/Rezone Application and Use Permit Application:

Step 1– Application Submitted. The applicant submits a completed Yolo County Department of Community Services application along with the necessary plans, materials, fees (e.g., project

description, site plan, radius list, application fee, etc.) as identified on the submittal checklist, to the staff at the Department of Community Services.

Step 2 – Application Completeness/Incompleteness Review/Early Request for Comments to Agencies. Upon receipt of an application, the Department of Community Services conducts a completeness review to ensure all required items have been submitted with the application.

Concurrently with the completeness review, the Department of Community Services will route the project plans and materials to multiple County departments and local agencies for their concurrent review and comment. In some cases, due to environmental regulations, the project may also be routed to State and Federal agencies such as the Army Corps of Engineers, U.S. Fish & Wildlife, and California Department of Transportation or others for review and comment.

Within 30 days of submitting an application, the Department of Community Services provides written comments from each department (engineering, building, etc.) on the project as well as a draft set of recommended conditions of approval. If the application contains all required items, the County will issue a completeness letter and prepare the application for routing.

Conversely, if the application is missing items or information required for review or requires modifications to the project plans, County staff will issue an incompleteness letter requesting the items be submitted. If modifications to the project plans are required, the applicant is responsible for responding to each department's comments and making sure that each department's comments are adequately addressed before submitting revised plans.

Once the applicant submits revised plans to the Department of Community Services, County staff will redistribute the revised application to the applicable Departments for their review and approval that all necessary modifications have been addressed. The County has 30 days to determine whether the application as amended is complete.

Step 3 – Preparation of Environmental Review Documents. The next step in the process is the preparation of the applicable environmental review documents, pursuant to the CEQA Guidelines. As previously discussed, the appropriate CEQA document may be a Categorical or Statutory Exemption, an Initial Study/(Mitigated) Negative Declaration, or an Environmental Impact Report.

Step 4 – Public Review Period of Environmental Document. Once the appropriate environmental document has been completed and reviewed by County staff, the document is released for public review and comment. This step also includes all necessary noticing with the County Clerk and (if necessary) the State Clearinghouse.

Step 5 – Response to Comments. During this step, responses to all comments received on the environmental document are prepared and reviewed by County staff.

Step 6 – Preparation of Draft Conditions of Approval and Applicant Review. During this step, the Conditions of Approval provided by the County are consolidated and submitted to the applicant for review. The applicant may discuss specific Conditions of Approval with appropriate County staff and work with departments/divisions to revise them, as appropriate.

Step 7 – Preparation of the Staff Report. Once the Conditions of Approval are finalized by County staff, the Department of Community Services prepares a staff report that describes the project, identifies

whether the project makes the appropriate findings, and provides a recommendation to the appropriate approval body. Additionally, County staff will prepare all necessary resolutions and ordinances.

Step 8 – Public Hearing Notice and Staff Report Mailing. At this step, Department of Community Services staff prepare the necessary public hearing notices for the appropriate approval body (this notice will include the environmental determination). Additionally, the Department of Community Services will forward the staff report to the approving authority for their review and consideration.

Step 9 – Zoning Administrator/Planning Commission/Board of Supervisors Public Hearings. At the Public Hearing, testimony is heard on the project and the approving authority takes final action on the project.

Zoning Clearance

According to Section 8-2.214 of the County Code, the purpose of the Zoning Clearance approval process is to quickly determine compliance between a development project seeking a building or related permit and not subject to discretionary review, with the provisions of this Code and the Yolo County General Plan. A Zoning Clearance is an “over-the-counter” review and approval of an application that is usually accomplished at the same time that a building permit is issued. The application is checked to ensure it is consistent with height, setback, parking, and other zoning standards or requirements for the specific zone district in which it is located. If an application is found to not be consistent with 1 or more zoning standards, the applicant must be required to modify the building plans or design to be consistent with the zoning, or the application must be resubmitted as a Variance or other discretionary action. No unique conditions of approval or development standards may be attached to a Zoning Clearance, although standard conditions or development requirements may be attached

Use Permit Process

According to Section 8-2.217 of the County Code, the purpose of a use permit shall be to allow the proper integration into the community of uses which may be suitable only in specific locations in a zone or only if such uses are designed or laid out on the site in a particular manner.

In granting a use permit, the Planning Commission or Zoning Administrator, with due regard to the nature and condition of all adjacent structures and uses, the zone within which the structures and uses are located, and the General Plan, need to make the following findings:

- a) The requested use is listed as a conditional use in the zone regulation or elsewhere in this Chapter;
- b) The requested use is essential or desirable to the public comfort and convenience;
- c) The requested use will not impair the integrity or character of the neighborhood nor be detrimental to the public health, safety, or general welfare;
- d) The requested use will be in conformity with the General Plan;
- e) Adequate utilities, access roads, drainage, sanitation, and/or other necessary facilities will be provided;

- f) The requested use, if located in an agricultural zone, will serve and support production of agriculture, the agricultural industry, or is otherwise agriculturally related; or, if the use is not agriculturally related (e.g., solar or wind energy, rural recreation, and other non-agricultural uses), the use is listed as a conditional use consistent with subsection (a), above, and generally relies on a rural location; and
- g) The requested use, if located in an agricultural zone, and if proposed on prime farmland, cannot be reasonably located on lands containing non-prime farmland.

The Planning Commission and Zoning Administrator may impose such conditions as are necessary to allow the findings set forth in this subsection to be made and may require the applicant to execute and record documents which ensure that such conditions run with the land.

Site Plan Review Processing Procedures

According to Section 8-2.215 of the County Code, the purpose of the site plan review approval process is to determine compliance between a more complicated development project seeking a building or related permit, not subject to discretionary review, with the provisions of the General Plan, County Codes, and applicable Community/Specific Plans. A site plan review is triggered by a development application or use that is allowed “by right” yet is subject to specific zoning standards. These applications require a more thorough and lengthy review than a simple zoning Clearance.

The site plan review process for the County is intended to ensure that the location and configuration of structures and corollary site improvements are visually harmonious with their site and that of surrounding sites and structures. The site plan review process includes an analysis of proposed architectural styles, construction materials, colors, site landscaping, and similar development criteria. Through this process, the County promotes attractive, compatible architectural design, protects views, and preserves natural landforms and existing vegetation. The County understands that this current site plan review process language is subjective in nature, which could potentially constrain residential development. Therefore, the County has included Action HO-A7 revise the Zoning Code to address subjective language by providing objective definitions of subjective terminology or providing illustrations that demonstrate how the potentially subjective terminology will be implemented.

Approval of a site plan review is required for the following instances (at the discretion of the Director):

- For the establishment or change of use of any land, building, or structure, including complex or extensive uses of agriculturally-zoned land, that is allowed “by right,” requires a building permit, and is subject to specific zoning or development standards; and
- For the construction, erection, enlargement, alteration, or moving of large and/or multiple buildings or structures, including farm residences; provided, however, no such approval shall be required for growing field, garden, or tree crops or for general farming operations.

County staff will review an application for site plan review along with other possible entitlements for a project.

The County works closely with developers to expedite the entitlement process(es) so as not to put any unnecessary timing constraints on residential development. The site plan review is reviewed and approved by the Department of Community Services. However, the site plan review process does

provide for an application to be placed on the agenda of the Planning Commission for interpretation and determination. In some cases, there are uses that are identified to have either a site plan review or a minor use permit, at the discretion of the Director. Action HO-A7 in the Housing Plan will create a separate administrative (ministerial) site plan review process, to be applied to employee housing projects for 7 to 12 employees in all residential zones, to for multifamily projects in the R-L, R-M, and R-H zones located on sites that are subject to a ministerial review process pursuant to Government Code Section 65583.2(c), to low barrier navigation centers in zones that allow multifamily and mixed use residential development, and to emergency shelters with 19 beds or less in the C-L, C-G, and C-H zones.

Yolo County Design Guidelines

In 2009, the County adopted countywide Residential Design Guidelines apply to any new development in residential zoning districts within the unincorporated area of Yolo County. The purpose of these guidelines is to encourage new residential development, including planned developments and large residential care facilities, to be designed in a sustainable manner that will result in a variety of housing options to meet the needs of a diverse population. These advisory guidelines primarily address exterior aesthetic and resource efficiency issues, which promote long-term lower operation and maintenance costs for residents. In some cases, the guidelines support polices in the Yolo County 2030 Countywide General Plan that may require specific design features. Where appropriate, applicable General Plan Policies are cited in the guidelines.

The Yolo County Residential Design Guidelines impose development standards that are not contained in the Zoning Code, including street system and circulation, site and building design (i.e., neighborhood orientation, architectural design, landscaping, etc.), and sustainable building practices. The guidelines also include universal design principles for disabled accessibility that encourage such visitability accommodations as wide halls and doorways, no-step entrances, and bathrooms with sufficient floor space and accessory and appliance heights and locations for wheelchair use. In order to provide appealing residential projects in Yolo County, which accommodate a variety of needs, innovative design concepts are encouraged. Design elements should complement and enhance surrounding development in terms of scale, mass, detailing, and building patterns and new development should respond to (but not necessarily mimic) the traditional development and architectural patterns of the region. Thus, the standards are subjective.

The County recognizes that for some projects not all of these guidelines can be met. In such cases, County staff is available to discuss these constraints with project proponents as early in the design process as possible. In this way, the spirit and intent of these guidelines can be met while guaranteeing the most effective use of private and public resources during design, review and approval, construction, and subsequent operations.

The use of site plan review has created minimal cost impact on single family and multifamily development because the types of architectural styles and embellishments required by the County do not, by themselves, cost significantly more to construct than other types of architectural styles. Additionally, site plan review on individual single family lots is not required.

As previously described, Action HO-A7 will establish objective design and development standards that would be applied to eligible affordable housing projects, consistent with the requirements of State law.

5. Local Efforts to Remove Governmental Barriers

a. Zoning Code Updates

In an effort to reduce potential governmental constraints and provide for a variety of housing types, Yolo County has completed Zoning Code updates in 2014, 2018, and 2020.

Prior to the 2014 Zoning Code Update, the Zoning Code had not been comprehensively updated since 1965, although significant updates to the agricultural zones were made in 2000 and minor amendments have been made from time to time; therefore, the Zoning Code needed to be amended to be in conformance with the 2030 Countywide General Plan, which was adopted in November 2009. The 2014 Zoning Code update included text amendments to ensure consistency with farmworker housing provisions set forth in the Health and Safety Code. Additionally, another goal of the 2014 Zoning Code update was to implement agricultural and economic development policies of the 2030 Countywide General Plan which called for streamlining regulations, and which supported agri-tourism and visitor-serving recreational businesses such as wineries and bed and breakfasts. The General Plan contains an implementation action that specifically required the County to “Amend the Zoning Code to include incentives for targeted businesses and infill development, including flexible development standards; fast-track processing; and fee exemptions, reductions, or deferrals.

To implement this direction, the existing Title 8 zoning regulations were redesigned and streamlined to ensure that more benign uses without significant environmental impacts were allowed or permitted without the need for unnecessary staff and Planning Commission review. More individual uses in all of the zones are allowed through the issuance by staff of a nondiscretionary (no public hearing) site plan review or issuance of a discretionary minor use permit after a public hearing before the Zoning Administrator or Planning Commission.

The 2014 Zoning Code update also updated residential zoning to increase the minimum and maximum densities of housing in the R-L, R-M and R-H zones to match the General Plan densities; to emphasize and allow more mixed uses in residential areas; and to allow more types of housing to be built with less discretionary review. Additionally, the County adopted a Mobile Home Park Conversion Ordinance to ensure that any conversion of these parks to other uses is preceded by adequate notice, that the social and fiscal impacts of the proposed conversion are adequately defined prior to consideration of a proposed conversion, and that relocation and other assistance is provided to park residents when warranted, consistent with the provisions of this ordinance and the California Government Code, Sections 65863.7, 65863.8, 66427.4, and 66427.5.

The 2018 Zoning Code update included a package of text and map amendments to bring the County Code into compliance with State legislation, including AB 885 (2000), AB 2299, and SB 1069. AB 885 (2000) required the County to establish minimum parcel sizes and other regulations for rural wastewater (septic) systems consistent with the State of California Water Resources Control Board’s Onsite Wastewater Treatment System policy while AB 2299 and SB 1069 required local jurisdictions to allow "Accessory Dwelling Units" by right (without a discretionary permit). Additionally, the 2018 Zoning Code update included the rezoning of 470 individual parcels, an update to the Flood Protection Ordinance in Chapter 4, and amendments to the parking and sign regulations.

Lastly, the 2020 Zoning Code update was to bring standards for accessory dwelling units into compliance with State law, and also included provisions to remove barriers for permitting vehicle

charging stations and prohibit commercial scale wind and solar energy systems on land designated for Open Space and Recreation uses.

As described throughout this chapter, the County is in the process of comprehensively updating the Zoning Code to streamline the application, review, and permitting process, clearly identify and define allowed uses, and to reduce development standards, including minimum lot size, setback, and open space requirements, to reduce constraints to residential development in order to encourage residential development that optimizes permitted densities and provides a variety of housing types, including affordable housing.

b. Inclusionary Housing Ordinance Funding and Fee Waivers

The Board of Supervisors adopted an update of the Inclusionary Housing Ordinance in December 2014. The update was required to conform with a 2009 Appellate Court decision related to the setting of rent levels for affordable units. As previously described, Title 8, Chapter 8 of the Yolo County Code establishes the County's inclusionary housing ordinance, which requires new residential developments to provide affordable units for lower-income households as follows:

- Single-family residential for-sale developments of 10 or more units to provide 20% of the housing units at costs affordable to low- and moderate-income households, with half at levels affordable to low-income households and half at prices affordable to moderate-income households;
- Multifamily rental projects of 20 or more units to provide a minimum of 25% of the units at levels affordable to very-low-income households and an additional 10% of the total units to low-income households; and
- Multi-family rental projects with between seven and 19 units are required to provide 15% of the units to very-low-income households and 10% to low-income households.

Additionally, Yolo County adopted an in-lieu fee ordinance that requires developers of single-family residential projects of less than 10 units and multifamily residential projects of less than seven units to pay a fee in-lieu of constructing affordable housing units. The in-lieu fee equals a percentage of the estimated cost to construct inclusionary units that would be otherwise required for each residential development pursuant to Section 8-8.106. The County also provides fee waivers of up to 50% of the building permit fees for affordable units; modified zoning and infrastructure standards for affordable units; priority building permit processing for affordable projects; and a density bonus per State Government Code Section 65915 for projects meeting the affordability levels established in the County's Inclusionary Housing Ordinance.

The County has utilized the collected in lieu fees to help fund the affordable housing projects in the unincorporated area. When combined with funds from the State HOME Investment Partnerships Program (HOME) and federal Community Development Block Grant (CDBG) funds, and fee waivers, several million dollars have been provided for use in the construction of affordable housing projects in the County. For example, the single largest recipient of Inclusionary fee waivers, Housing Fees, HOME and CDBG funds has been the 80-unit Mercy Housing affordable apartment complex in Esparto, which was constructed in 2 phases. Approximately \$5.4 million of the total \$30 million construction cost was provided by Yolo County through a long-term loan, including a \$715,000 CDBG to finance off-site improvements and a \$3,000,000 HOME grant to support on-site improvements as well as Phase 1

construction of the project. Both grants were awarded in 2011, and Phase 1 construction was completed in 2012. In 2015, a \$4,500,000 HOME grant and \$300,000 of Inclusionary Housing funds were provided for Phase 2 construction, which was completed in 2016. Each phase received also 10 project based vouchers from Yolo County Housing to assist with funding and operation of the development to provide deeper affordability.

c. Fee Waivers

The County has regularly granted full or partial waivers of Facility and Services Authorization (FSA) fees to qualified affordable housing projects, both within the 4 cities and in the unincorporated area. This can result in significant savings to project builders, as the single family per unit fee in the unincorporated County is over \$6,000. Therefore, a 40-unit single-family development would be required to pay a FSA fee of over \$240,000. Opportunities for streamlining or removing financial barriers continue to be explored.

d. Infill Housing

A primary emphasis of “smart growth”, “new urbanism” and legislation including SB 375 and AB 32 is to reduce sprawl and rejuvenate urban cores in the promotion of diversification of zoning to allow for complimentary mixed uses, vertical construction and increased residential densities which can benefit from connectivity, a pedestrian orientation, enhanced transportation, multimodal transit and shared opportunities for parking and other uses. Filling the land use within a community allows for a maximization of land use. The Yolo County General Plan and Community Plans identify specific areas in each unincorporated community for developed uses, encouraging constructive re-use of properties to maximize the small urban areas.

6. Transparency

Government Code Section 65940.1 requires the County to make the following available on its website:

- A current schedule of fees, exactions, and affordability requirements applicable to a proposed housing development project, presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel and the fees that apply to each new water and sewer utility connection.
- All zoning ordinances and development standards adopted by the city or county presenting the information, which shall specify the zoning, design, and development standards that apply to each parcel.
- The list(s) that specify in detail the information that will be required from any applicant for a development project, pursuant to Government Code Section 65940.
- The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to subdivision (b) of Section 66006 and subdivision (d) of Section 66013.
- An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by that city, county, or special district on or after January 1, 2018.

The County provides its fee schedules, development application and permit forms, General Plan, including all its Community Plans, General/Specific Plans, or Area Plans for the unincorporated areas, Zoning Map, a link to the Zoning Ordinance, and other applicable planning-related documents on its website to assist interested parties in understanding the fees and requirements associated with development of a parcel (or parcels) in the unincorporated communities of the County. To provide financial transparency, the County also provides current budget and rate information, including the archived County budget and comprehensive annual financial report of the previous year from the 2003/2004 fiscal year to the current recommended budget and previous fiscal year’s comprehensive annual financial report. While rate and impact fee studies for the County and special districts since 2011 are available through searching the Board of Supervisors archives, Action HO-A33 ensures that these historical rate and impact fee studies are provided on the Budget & Finance section of the County’s website to make these materials easier to access.

B. NONGOVERNMENTAL CONSTRAINTS

Governmental Code Section 65583(a)(5) requires a Housing Element to contain an analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction. The cost parameters of these elements fluctuate significantly in response to a wide variety of local, State, natural, and global economic and social events. The influence that County government has on these factors is negligible. As regional and State economic conditions change, the demand and supply of affordable housing is impacted. Historically, the cost of housing in general in Yolo County, relative to California Bay Area counties, has been considered low to moderate.

1. Development Costs

a. Land Costs

The price of residential building sites is influenced by fundamental factors such as location, topographical or geographical constraints, environmental amenities such as existing streams or lakes, tree cover, and the availability of services (i.e., road systems, public utilities, schools, shopping outlets, etc.). Table III-16 shows the land on the market in unincorporated Yolo County and its current listed price as of April 2021 based on Multiple Listing Service data.

TABLE III-16. PRICE OF LAND			
Address	List Price	Total Acres	Price per Acre
19405 County Road 93 Woodland, CA 95695	\$789,000	20.09 Acres	\$39,273.27
0 Interstate 505 Madison, CA 95653	\$4,895,000	304.41 Acres	\$16,080.28
22819 County Road 88 Winters, CA 95694	\$3,250,000	80.25 Acres	\$40,498.44
0 County Road 24A Winters, CA 95694	\$1,450,000	75.82 Acres	\$19,124.24
0 County Road 89 Winters, CA 95694	\$1,031,580	57.31 Acres	\$18,003.14
0 County Road 89 Madison, CA 95653	\$625,000	3.78 Acres	\$165,343.92
17150 Fremont Street	\$175,000	0.34 Acres	\$514,705.88

Esparto, CA 95627			
0 County Road 23 Esparto, CA 95627	\$425,000	9.385 Acres	\$45,285.03
0 County Road 70 Brooks, CA 95606	\$323,000	21.4 Acres	\$15,093.46
7090 County Road 49 Guinda, CA 95637	\$1,145,000	90.01 Acres	\$12,720.80
0 Private Deed Road Guinda, CA 95637	\$360,000	120 Acres	\$3,000
0 Road 90 Dunnigan, CA 95937	\$12,000,000	351.8 Acres	\$34,110.29
0 Road 17 Woodland, CA 95776	\$4,300,000	132.71 Acres	\$32,401.48
38123 County Road 17 Yolo, CA 95697	\$395,000	6.5 Acres	\$60,769.23
0 Willow Point Road Clarksburg, CA 95612	\$3,200,000	186 Acres	\$17,204.30
39385 Alameda Avenue Clarksburg, CA 95612	\$1,913,600	166.4 Acres	\$11,500
51220 Pumphouse Road Clarksburg, CA 95612	\$1,695,000	100 Acres	\$16,950
0 County Road 35 Davis, CA 95618	\$17,893,000	1,234 Acres	\$14,500
Source: Yolo County MLS Data, Real Estate for Sale as of April 4, 2021 (http://www.metrolistpro.com/homesearch/2)			

As shown in Table III-15, the current price of land per acre in unincorporated Yolo County ranges between approximately \$3,000 to \$514,705 per acre with a median price of \$18,563.69 per acre for unentitled land that would require planning entitlements and permit processing prior to development. It is important to note that the least expensive land is located in areas with no community water or wastewater systems; therefore, it is unlikely to support large-scale developments. Conversely, the most expensive parcels (based on price per acre) are located in Esparto and Madison, which both have CSDs for water and wastewater service.

b. Cost of Construction

The cost of construction is primarily dependent on the cost of labor and materials. Construction costs in Yolo County are comparable to costs throughout the Sacramento Valley region. Non-union labor is typically used for residential construction and there are no unusual costs with obtaining materials. Many factors can affect the cost of building a house, including the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. In recent years, factors such as materials for major construction projects and the price of fuel have adversely impacted overall construction costs.

The previous 2013-2021 Housing Element Update cited construction costs of \$95 to \$110 per square foot for residential construction, including land. Average residential construction costs in the Sacramento region are estimated to range between \$122.21 to \$181.46 per s.f., with a median

construction cost of \$151.84 per square foot, for basic construction⁸. As shown in Table III-17 construction costs for a 1,750 square foot single family home are estimated to be \$246,776.01, or \$141.01 per square foot. An 850-square foot multi-family unit would cost approximately \$166.87 per square foot; a 48-unit multifamily development with an average unit size is estimated to have a construction cost of approximately \$6.8 million, with a cost of \$141,837.46 per unit and \$166.87 per square foot.

TABLE III-17: CONSTRUCTION COST ESTIMATES – SACRAMENTO REGION		
	Single Family (1,750 s.f.)	Multi-family
Construction Cost	\$166,740.55	\$95,836.12
Contractor (25%)	\$41,685.14	\$23,959.03
Design Fees (8%)	\$13,339.24	\$7,666.89
Contingency (15%)	\$25,011.08	\$14,375.42
Total Cost	\$246,776.01	\$141,837.46
Per Square Foot	\$141.01	\$166.87
<small>1 1,750 s.f., 2-stories, stucco exterior, no basement, custom grade 2 850 s.f. per unit., 3-stories, stucco exterior, no basement, standard grade Source: BuildingJournal.com, 2021</small>		

Upon securing the raw land, a residential developer would have to make certain site improvements to “finish” the lot before a home could actually be built on the property. Such improvements would include the installation of water mains; fire hydrants; sewer mains; storm drainage mains; street lights; and the construction of streets, curbs, gutters, and sidewalks. In addition, the developer is required to provide other improvements as applicable, including, but not limited to bridges, culverts, fencing of watercourses and hazardous areas, ornamental walls, landscaping, noise barriers, and recreation areas and facilities. Construction cost increases, like land cost increases, affect the ability of consumers to pay for housing. Construction cost increases occur due to the cost of materials, labor, and higher government imposed standards (e.g., energy conservation requirements). New development in the unincorporated County has typically produced market rate for-sale and rental housing that includes units affordable to moderate and above moderate income households.

c. Cost and Availability of Financing

Financing is critical to the housing market. Developers require construction financing, and buyers require permanent financing. The 2 principal ways in which financing can serve as a constraint to new residential development are the availability and cost of construction financing and the availability and cost of permanent financing.

- If financing is not easily available, then more equity may be required for developing new projects and fewer homebuyers can purchase homes, since higher down payments are required.

8 Sacramento Home Construction Costs & Prices – ProMatcher Cost Report. September 2020. Access: <https://home-builders.promatcher.com/cost/sacramento-ca-home-builders-costs-prices.aspx>

- Higher construction period interest rates for developers result in higher development costs. For homebuyers, higher interest rates translate into higher mortgage payments (for the same loan amount), and therefore reduces the purchasing power of homebuyers.

Homebuyer Financing

On March 3, 2021, the reported average rate for a 30-year mortgage was 3.02% with 0.6 points (FreddieMac, 2020). From 2005 through 2020, average monthly mortgage rates have ranged from a high of 6.8% in July 2006 to a low of 2.86% in September 2020. The record low in mortgage rates was attributed by FreddieMac to a late summer slowdown in the economic recovery igniting robust purchase demand activity, which was up 25% from the previous year and had been growing at double digit rates for 4 consecutive months. This intense growth in purchase demand will result in a constraint to homeownership due to a lack of housing supply being readily available to support this growth momentum despite low mortgage rates. In addition, for homebuyers, it is necessary to pay a higher down payment than in the immediate past, and demonstrate credit worthiness and adequate incomes, so that loan applications meet standard underwriting criteria. While adherence to strict underwriting criteria was not required during the early and mid-2000s, the return to stricter standards is consistent with loan standards prior to 2001.

2. Market Conditions

Most developers respond to market conditions, both in the project design in terms of density and unit sizes, and in terms of the timing between receiving entitlements and applying for building permits.

a. Building Permit Timing

Typically, single family home developers apply for the first building permits for a subdivision upon receipt of a grading permit. For simple projects or projects that must remain static in their design, building permits may be processed concurrently with grading plan reviews. Building permits typically take 60-90 days, assuming 2 to 3 plan checks. Building permits can be issued in as few as 30 days if there are no corrections, but this is rarely the case for residential subdivisions or multifamily projects. As shown in Table II-18 in the following section, typically, it takes approximately 1 to 5 years between approval of a project and request for/issuance of building permits. Additionally, as shown of Table II-18, there are a large number of projects that have been approved but have not started the building permit process. For example, the Countrywest II/Yolo County Housing project was approved 17 years ago and has not yet applied for building permits.

b. Approved and Built Densities

As discussed in Section III.1, Land Use Controls, the Yolo County General Plan and Zoning Code regulate the residential densities for each land use and zoning designation. Future development must be consistent with the allowed densities anticipated by the County's General Plan, Specific Plans, and Zoning Code. However, while the County's regulations identify minimum and maximum densities that may be developed in the County, individual developers may opt to build at the lower, mid-range, or higher end of allowed densities. If developers choose to develop at the lower end of allowed residential densities, this could result significantly fewer units at full buildout of the County and result in an overall lower contribution to the County's RHNA. In recent years, developments in unincorporated Yolo County have ranged from 34.3% to 122.1% of allowed densities, as shown in Table II-18.

TABLE II-18: ALLOWED VS. APPROVED/BUILT DENSITIES				
Project	Allowed Densities	Approved/Built Densities	Entitlement Approval	Building Permits
Approved and Proposed Projects				
Countrywest II/ Yolo County Housing	R-L: 9.9 du/ac	Approved: 10.3 du/ac 6 units on 3 lots totaling .58-acre	TSM/DA: 2000 Lot merger (6 lots to 3 lots): 2005 Subdivision map (3 lots to 6 lots): 2018	Not yet applied: 17 years since initial approval
Modena Apartments	R-M: 19.9 du/ac	Approved with density bonus for affordable housing: 24.3 du/ac (28 units/1.15 acres)	SPR: May 27, 2021	Not yet approved
Orcioli Subdivision	R-L: 9.9 du/ac	Approved: 4.4 du/ac (180 units/41.28 acres)	TSM/DA: 2007 DA Extension: October 2017 DA Extension: March 2019 DA Extension/Amendment: July 2020	Not Yet Applied: 14 years since initial approval
E. Parker Subdivision	R-L: 9.9 du/ac	Approved: 3.4 du/ac (62 units/18.4 acres)	TSM/DA: 2004 DA Extension: October 2017 DA Extension: March 2019	Not Yet Applied: 17 years since initial approval
Story Homes	R-L: 9.9 du/ac	Approved: 4.6 du/ac (78 units/17.0acres)	TSM/DA: 2007 DA Extension: October 2017 DA Extension: March 2019	Not Yet Applied: 14 years since initial approval
HK Park	R-M: 19.9 du/ac	Approved: 14.9 du/ac (10 units/0.67 acre)	Site Plan Review: 2017	Not yet applied
Constructed/Partially Constructed Projects				
Esperanza Crossing/Mercy Housing	R-H: No maximum density	11.9 du/ac 80 units plus community center on 6.7 acres	TPM and Site Plan Review: 2011	Phase I: 2012 Phase II: 2016
Rivers Edge Subdivision	R-1: 7.0 units per acre (Note: This zone is no longer in existence)	(63 units on 22.19 acres)	TSM: 2005 FSM: 2007 PD Amendment: 2008	23 units: [date to date] No permit requests anticipated for remaining 40 units due to 2010 FEMA flood hazard area mapping changes

3. Affordable Housing Development Constraints

In addition to the constraints to market rate housing development discussed above, affordable housing projects face additional constraints. While there is a range of sites available for potential affordable housing projects, as well as projects that focus on special needs populations, there is very little financial assistance for the development of affordable housing.

Multiple funding sources are needed to construct an affordable housing project, since substantial subsidies are required to make the units affordable to extremely low, very low, and low-income households. It is not unusual to see 5 or more financing sources required to make a project financially feasible (e.g., Esparto Family Apartments and Esperanza Crossing Phase II projects). Each of these sources may have different requirements and application deadlines, and some sources may require that the project has already successfully secured financing commitments. Since financing is so critical and is also generally competitive, organizations and agencies that provide funding often can effectively dictate the type and sizes of projects. Thus, in some years senior housing may be favored by financing programs, while in other years family housing may be preferred. Target income levels can also vary from year to year.

This situation has worsened in recent years. Federal and state funding has decreased and limited amounts of housing funds are available and the process to obtain funds is extremely competitive. Tax credits, often a fundamental source of funds for affordable housing, are no longer selling on a 1:1 basis. In other words, once a project has received authorization to sell a specified amount of tax credits to equity investors, the investors are no longer purchasing the credits at face value, but are purchasing them at a discount. (Tax credits are not worth as much to investors if their incomes have dropped.)

As previously described, Title 8, Chapter 8 of the Yolo County Code establishes the County's inclusionary housing ordinance, which requires new residential developments to provide affordable units for lower-income households as follows:

- Single-family residential for-sale developments of 10 or more units to provide 20% of the housing units at costs affordable to low- and moderate-income households, with half at levels affordable to low-income households and half at prices affordable to moderate-income households;
- Multifamily rental projects of 20 or more units to provide a minimum of 25% of the units at levels affordable to very-low-income households and an additional 10% of the total units to low-income households; and
- Multi-family rental projects with between seven and 19 units are required to provide 15% of the units to very-low-income households and 10% to low-income households.

Additionally, Yolo County adopted an in-lieu fee ordinance that requires developers of single-family residential projects of less than 10 units and multifamily residential projects of less than seven units to pay a fee in-lieu of constructing affordable housing units. The in-lieu fee equals a percentage of the estimated cost to construct inclusionary units that would be otherwise required for each residential development pursuant to Section 8-8.106. These in-lieu fees are subsequently used to provide financial assistance to affordable housing developments. The redevelopment funds have been used to support the construction of the 40-unit Esparto Family Apartments (Phase I) and the 40-unit Esperanza Crossing Apartments (Phase II). The County also sponsors HOME applications on behalf of affordable housing

developers and accesses Community Development Block Grant funds from the State to support the County’s first-time homebuyer and low income, senior housing rehabilitation programs. While the County can support CDBG and/or HOME funding applications, there are limited funds available to County projects and there is no guarantee of funding.

C. INFRASTRUCTURE REQUIREMENTS AND CONSTRAINTS

Perhaps the most significant limitation to providing a greater incentive for the development of an expanded supply of affordable housing is the limitation of public sewer and water services in the unincorporated area. Few areas of the unincorporated county have both community water and community sewer systems. The lack of adequate utility infrastructure systems, combined with other constraints such as the 100-year floodplain as discussed in Section D below, in some communities inhibits multifamily housing projects at densities that accommodate lower income households.

Such infrastructure issues present barriers to new housing construction. Residential densities are limited in areas that require well and septic systems. The lack of adequate utility infrastructure systems, combined with other constraints such as the 100-year floodplain as discussed in Section D below, in some communities inhibits multifamily housing projects at densities that accommodate lower income households. For new developments in communities with community systems, the costs of upgrading community wastewater systems could hinder residential development.

As described in the following sections, areas in which both water and sewer services are provided by either the County or non-County services districts exist only in Esparto, Knights Landing, and Madison. Currently, service capacity in Esparto and Knight’s Landing is limited to planned densities of development under the General Plan within existing service district areas, while Madison’s sewer system is operating at capacity. Further, sites within Madison have localized flooding issues and within Knights Landing have significant 100-year floodplain constraints, making those sites less likely to develop with large-scale projects during this Housing Element planning period.

The following provides an overview of the potable water and wastewater systems in the unincorporated areas of Yolo County.

1 Potable Water

Most of Yolo County’s potable water supplies originate from groundwater. West Sacramento is the only urban area that currently relies on surface water rather than groundwater as its primary source of water supply. Although the most common problem associated with groundwater in municipal supplies is the hardness (mineralization), contamination of the aquifer with coliform, nitrates, naturally occurring arsenic, and fuel from leaking underground storage tanks can be serious issues in some parts of the County. Table III-19 summarizes current conditions with regards to domestic water systems in the unincorporated areas of the county.

Unincorporated Area	Water System Conditions
Clarksburg	No community water system. Individual wells.
Dunnigan	No community water system. Private water systems serve the 2 mobile home parks. The Dunnigan Water District provides supplemental non-potable fire flow for some customers. Nitrates

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	have been a problem in the past with some wells in the community.
Esparto	Community water system based on groundwater, which is managed by a CSD. Water pressure has been a recent concern, especially regarding commercial fire flow. However, there are no outstanding water quality citations or compliance orders for Esparto CSD. The CSD's water services are at maximum capacity in some parts of town, but fees from County development will mitigate these issues by funding construction of needed infrastructure.
Knights Landing	Community water system based on groundwater, which is managed by a CSD. There are currently no outstanding water quality citations or compliance orders for the CSD. The Knights Landing CSD has minimally adequate capacity to serve average water demand, but could not withstand peak demands and required fire flows at the same time. Specifically, the 4-inch and 6-inch diameter piping throughout the system constrains the delivery of flows, and the pipes are in need of expansion to provide adequate pressure for fire flows. Additional work is required in the short- and long-term as the system is 50 years old and needs to be replaced. A short term and long-term strategic plan needs to be developed for replacement of the system and long term storage needs.
Madison	Community water system based on groundwater, which is managed by a CSD. The Madison CSD water system's transite pipe distribution network is prone to water main breaks and leaks, with approximately 4 to 6 major breaks per year. The system requires several near-term improvements to address these issues, including replacement of the transite water main pipes, upsizing of the existing water mains from 6-inch to 12-inch, and the addition of a 0.25 MG storage tank.
Monument Hills	Wild Wings development has a community water system based on groundwater, which is managed by a County Service Area. The current water supply system meets most specifications and regulations, although there have been some issues with contamination due to high arsenic levels. The remainder of the Monument Hills area relies on individual wells.
West Kentucky	Consolidated to City of Woodland municipal water and sewer services. No private water system.
Willowbank	Willowbank has a separate water system managed by a County Service Area (CSA), which has been integrated with the City of Davis community water system. The Willowbank CSA's water system is considered sufficient and considered in good condition. Additionally, the Willowbank CSA has capacity to serve the future demand, as there are no planned or proposed developments within this County Service Area.
El Macero	El Macero also has a separate water system managed by a CSA, which has been integrated with the City of Davis community water system. The El Macero CSA's water system has sufficient capacity to serve all areas within its service boundaries at present, and it is not anticipated that the CSA will grow to include further territory that would result in increased demand for water services. Additionally, no significant infrastructure needs were reported for the CSA's distribution system.
North Davis Meadows	North Davis Meadows is also managed by a CSA, but is separate from the City's water system. The North Davis Meadows CSA is

	served by 2 water systems—1 in each of the subdivisions, which are connected via an intertie, resulting in 2 sources of water for the combined system. The North Davis Meadows water supply comes from 2 groundwater wells. Nitrate have been a problem in North Davis Meadows. City of Davis staff provides water system operations and maintenance by contract.
Davis Creek (formerly Royal Oaks)	Davis Creek is served by the City of Davis through a contract. The City currently relies solely on groundwater to meets its entire potable water demand. The City of Davis had no health-based or monitoring and recording water quality violations in at least the last 10 years.
Yolo	Community water system based on groundwater, which is managed by a Community Service District. While the District's existing system meets current domestic water demands, the combined pumping capacity of the system (1,100 gpm) is not adequate to meet either residential (1,500 gpm) or commercial (2,500 gpm) fire flow requirements.
Zamora, Binning Farms, Patwin Road, West Plainfield, Willow Oak	No community water system. Individual wells
Source: Yolo County 2030 Countywide General Plan (Open Space and Conservation Element) Yolo County LAFCo MSR/SOI for Wild Wings CSA (June 2014). Yolo County LAFCo MSR/SOI for City of Davis, El Macero CSA, Willowbank CSA, and North Davis Meadows CSA (July 2016). Yolo LAFCo MSR/SOI Study for the Yolo Community Service Districts (January 2021)	

2 Wastewater and Septic Systems

There are a variety of municipal wastewater systems that currently serve the unincorporated communities of Yolo County. North Davis Meadows, El Macero, and the Davis Creek Mobile Home Park are connected to the City of Davis system, while UC Davis has its own separate sewer system. Both Wild Wings and the Cache Creek Casino Resort have tertiary treatment. Esparto, Madison, and Knights Landing have primary/secondary wastewater treatment. Country Fair Mobile Home Park in Dunnigan has primary treatment, as do several other businesses in Dunnigan.

Cities serve development in the unincorporated areas of the county only if the development is within the sphere of influence of the city and annexation is anticipated. Absent municipal wastewater systems, private on-site septic systems are the most common method of wastewater treatment in the unincorporated county. Private septic systems face 3 major problems: 1) regulation and monitoring of many individual systems is inefficient and difficult to manage; 2) concentrated use of these septic systems contributes to high nitrate levels in groundwater, a serious concern in parts of the county such as Dunnigan, Madison, and the area between Woodland and Davis, and 3) there is no local disposal site for the septage that is pumped from the on-site septic systems. Septage pumped from Yolo County tanks must be hauled as far away as Hayward, Vallejo, and Lincoln for disposal, which significantly increases disposal costs.

Community systems tend to be more efficient than private systems and are appropriate for residential development in closer proximity than typical farm dwellings. Community systems allow lower unit cost, the use of advanced technologies that attain a higher level of treatment, more control over desired locations and types of development, and more site planning flexibility. All existing community systems in unincorporated Yolo County are managed by a County Service Area or a CSD. A County Service Area is managed by the Board of Supervisors, while a CSD is a separate non-County entity that is managed by an independently elected Board of Directors. Generally, developments at densities of

approximately 1 unit per acre or more require community septic service or shared septic or pond systems.

Disposal of treated wastewater, after treatment by a municipal, private or community facility, is becoming a more significant issue as water quality standards become increasingly stringent. Disposal usually occurs by discharge to a water body, by evaporation/percolation, or by irrigation of farmland and ornamental landscaping. Tertiary treatment, resulting in the removal of nutrients and nearly all suspended organic matter, is now commonly required for discharges to water, particularly where human contact is possible. Tertiary reclaimed water from wastewater treatment facilities is increasingly used for the irrigation of agricultural fields, landscaping, and golf courses.

Most of the municipal and community wastewater systems in the county dispose of some or all of their residual solids (e.g. grits, rags, sludge) at the Central Landfill. The Integrated Waste Management Division accepts septic waste, upon approval of a Waste Acceptability Application that addresses specific details of the liquid waste.

The current conditions of wastewater and septic systems in the unincorporated areas of Yolo County are listed in Table III-20.

TABLE III-20. WASTEWATER AND SEPTIC SYSTEM CONDITIONS BY UNINCORPORATED AREA	
Unincorporated Area	Wastewater System Conditions
Clarksburg	No community wastewater system. Individual on-site septic systems. Due to high local water table, septic systems require special design (e.g. above-ground mounded systems).
Dunnigan	No community wastewater system. Nine private wastewater pond treatment systems. Ponds do not receive secondary treatment.
Esparto	Community clay pipe system managed by a CSD. Esparto CSD's current collection and treatment systems have the capacity to meet flow generation of current development, plus an additional 10-15% increase in flow. Overall, the CSD has adequate capacity for sewer treatment. Historically, the wastewater treatment plant has had numerous violations (137 in total going back to July 2001). However, 127 of those occurred before 2010 prior to management and maintenance changes at the District. It is noted that no violations have occurred since May 2014.
Knights Landing	Community wastewater system, managed by a CSD, is currently at capacity. The system was originally constructed in 1977 and is in disrepair, but is currently stabilized for now. Historically, the wastewater treatment plant has had numerous reporting violations, however, no violations have occurred since May 2014. The CSD has issues with the sewer lift station, which is beyond its useful lifespan. The CSD also has issues with infiltration of ground water and inflow of storm water in the collection system when the Sacramento River is high for extended periods of time, which can place additional burden on the system.
Madison	Community clay pipe system, managed by a CSD. The wastewater system has the capacity to serve the current demand and additional infill development in the area. The Madison CSD's wastewater collection system has very few repair or maintenance requirements, but has historically had issues with the infiltration of ground water and inflow of stormwater into the collection system.

Monument Hills	No community wastewater system except for Wild Wings development, which has a tertiary treatment facility that re-uses wastewater for golf course irrigation, and is managed by a CSA. Potential design and/or construction issues related to odors associated with the Wild Wings wastewater facility have been identified. Mostly private septic systems and wells for the remaining areas of Monument Hills
Yolo, Zamora, Willow Oak, Binning Farms, Patwin Road, West Plainfield	No community wastewater system. Private and individual septic systems.
Westucky	Consolidated to City of Woodland municipal water and sewer services. No private septic systems.
El Macero	The El Macero CSA provides wastewater to its residents through a contract with the City of Davis for operations and maintenance of the CSA-owned collection system. City has an agreement to provide the same level of service to the El Macero CSA as within the City. No particular infrastructure needs were reported by the City for the El Macero CSA's collection system
North Davis Meadows	Within the CSA, only the North Davis Meadows I and the North Davis Meadows II subdivisions receive wastewater service from the CSA wastewater collection system. The City of Davis accepts wastewater flows from the North Davis Meadows CSA. There are no concerns regarding capacity of the wastewater system at this time. The CSA has instituted a grinder replacement program to replace a certain number of grinders each year to ensure no premature failures of the grinder pumps in the CSA.
Willowbank and Royal Oaks	Wastewater system provided by City of Davis. The Davis sewer plant needs to be upgraded to meet increasingly stringent discharge requirements for Yolo Bypass.
Source: Yolo County 2030 Countywide General Plan (Public Facilities and Services Element) Yolo County LAFCo MSR/SOI for Wild Wings CSA (June 2014). Yolo County LAFCo MSR/SOI for City of Davis, El Macero CSA, Willowbank CSA, and North Davis Meadows CSA (July 2016). Yolo LAFCo MSR/SOI Study for the Yolo Community Service Districts (January 2021)	

a. CSDs in Unincorporated Yolo County

Currently, there are 4 CSDs operating in unincorporated Yolo County, including the Esparto CSD providing potable water and wastewater service to the community of Esparto, the Knights Landing CSD providing potable water and wastewater service to the community of Knights Landing, the Madison CSD providing potable water and wastewater service to the community of Madison, and the Cacheville CSD providing potable water service to the community of Yolo.

Esparto is the largest of the 4 communities served by a CSD (i.e., highest number of service connections) and has the most growth potential, as discussed in Chapter IV, Inventory of Residential Sites. Correspondingly, the Esparto CSD is a relatively better funded agency, with more staff capacity and resources. The communities of Knights Landing, Madison and Yolo have either flooding issues and/or land use constraints that limit development, which limits district resources and the number of service connections to spread the costs of needed infrastructure improvements. The following section provides an overview of these CSDs and identifies any specific infrastructure constraints limiting residential development in unincorporated Yolo County.

Esparto CSD

The Esparto Community Services District was originally formed May 12, 1960 as the Esparto Sanitary District. In 1969, it became the Esparto CSD and expanded its services to provide water, wastewater, stormwater and street lighting services.

Water Service

The Esparto CSD owns, operates and maintains the water system serving the community of Esparto, which serves a total of 1,001 water connections. According to the District's Facility Master Plan (2011) and re-confirmed with the CSD's General Manager in 2020, the system's infrastructure includes:

- Four wells;
- One emergency well;
- 500,000-gallon storage tank;
- Booster pump station; and
- Two (2) hydropneumatic tanks- connected to the distribution system in order to maintain system pressure and reliability.

In 2020, the daily water use averages 459,000 gallons per day (gpd). The CSD installed water meters and started factoring usage in the rates beginning in 2013, and consequently usage dropped. The CSD has made several improvements to address fire flow, including adding a large booster pump station and a 500,000-gallon storage tank, as well as a new 12" main from the pump station down to Fremont Street. With these updates CSD staff indicated the system meets both domestic supply needs and fire flow requirements (but just barely), which was confirmed with the Esparto Fire Protection Department (FPD) (Yolo LAFCo, January 2021). The Esparto FPD indicated the system is meeting fire flow requirements in both residential and commercial, but the system is about at its maximum capacity in certain locations of town. The 2011 Facility Master Plan identified a goal of upsizing all of the main line pipes to 6-inches in diameter. One remaining segment on Woodland Avenue will be upgraded with the E. Parker subdivision, and then all main lines will be 6-inch pipe. In addition, development projects in the near future will increase the system capabilities by funding additional infrastructure improvements through the payment of development impact fees.

Wastewater Service

With respect to wastewater service, Esparto CSD provides wastewater collection and treatment services for 967 connections in the community of Esparto. According to the Esparto CSD Facility Master Plan (2011), the wastewater is collected through a system of vitrified clay pipe with diameter ranging from 4-inch to 12-inch in diameter. The collection system flows by gravity to a system of 10 facultative treatment ponds located on the eastern side of Esparto. A pump station is located at the headworks to the treatment ponds and is pumped into ponds by a submersible pump lift station equipped with 2 500 gallons per minute (gpm) submersible Chicago pumps. The CSD owns 90 acres of land for treatment ponds or other disposal facilities, containing 10 ponds totaling 42.7 acres in size. Esparto CSD's current collection and treatment systems have the capacity to meet flow generation of current development, plus an additional 10-15% increase in flow. Overall, the CSD has adequate capacity for sewer treatment. A flow study was prepared for the Orcioli Subdivision by Laugenour and Meikle in 2020, which confirmed the CSD's capacity and flows.

Adequacy and Capacity of Esparto CSD Services

According to the Yolo LAFCo MSR/SOI Study for the Yolo Community Service Districts (Yolo LAFCo MSR/SOI Study) (adopted January 28, 2021), the Esparto CSD is able to meet service needs of existing development within its territory, as well as the future growth of Esparto as identified in the 2019 Esparto Community Plan. Yolo County adopted an updated community plan for Esparto in April 2019, which downzoned some areas back to agricultural uses and reduced the community plan area. The Yolo LAFCo MSR/SOI Study noted that the Esparto CSD has capacity and willingness to provide water and wastewater services to the lands identified for urban growth in the updated Community Plan. Its services are adequate and no significant concerns have been cited. The CSD's water services are at its maximum capacity in some parts of town, but fees from County development will mitigate these issues by funding construction of needed infrastructure. For example, the development impact fees collected from the Orciuoli Subdivision project in 2021 are expected to fund a new well and a 200,000-gallon water storage tank, along with booster pumps and a pressure regulating system.

Knights Landing CSD

The Knights Landing Community Service District (CSD) was established in May 1968 to provide water, wastewater treatment, street lighting, and parks and recreation services to the community of Knights Landing. In 2007, the Knights Landing CSD also received LAFCo approval to add storm drainage services to its list of powers for the White Subdivision.

Water Service

The Knights Landing CSD owns, operates and maintains the water system serving the 287 service connections in community of Knights Landing. The system was constructed in the 1970's, and the system's infrastructure includes:

- Three (3) wells: The Railroad Street Well (Well 3), Ridge Cut Well (Well 4), and Third Street Well (Well 5). Well 5 exceeds the MCL for arsenic and has been converted to standby and will only be used in case of an emergency
- 4-, 6-, and 8-inch diameter pipes (approximately 5 miles of pipeline ranging from 14 to 50 years old); and
- A back-up generator at Well 4.

The calculated average day use for the District's water system is 204 gallons per minute (gpm), with a maximum day demand of 695 gpm. According to the Yolo LAFCo MSR/SOI Study (adopted January 28, 2021), the water system is 50 years old and needs to be replaced. The 4-inch and 6-inch diameter piping throughout the system constrains the delivery of flows, and the pipes are in need of expansion to provide adequate pressure for fire flows. Additional work required includes a new electrical service and the standby generators to be installed at the Ridge Cut Well site, installation and implementation of water metering, valve exercising, hydrant repair and a new well/pump station. A short term and long term strategic plan needs to be developed for replacement of the system and long term storage needs.

Wastewater Service

The Knights Landing CSD owns and operates the wastewater collection and treatment system that serves the residents of Knights Landing. The Madison CSD provides day to day maintenance of the system. According to the 2011 Facility Master Plan, wastewater is sent to the treatment facilities through a collection system consisting of:

- 4-inch diameter service laterals;
- 6-, 8-, and 10-inch diameter vitrified clay pipe mains;
- 12-inch diameter sewer trunk; and
- Sewer lift station.

Once it reaches the collection system, wastewater drains by gravity to the treatment facility, which consists of:

- 10 facultative ponds;
- Spreading area that serves as an emergency holding area during heavy flooding.

The existing wastewater system has the capacity to meet the current need and could also accommodate some additional build out; however, the CSD has issues with the sewer lift station, which is beyond its useful lifespan (Yolo LAFCo, January 2021). Additionally, the Knights Landing CSD has issues with infiltration of ground water and inflow of storm water in the collection system when the Sacramento River is high for extended periods of time, which can place additional burden on the system. According to the Yolo LAFCo MSR/SOI Study (adopted January 28, 2021), the Knights Landing CSD needs to prepare a comprehensive capital improvement project (CIP) that addresses needed upgrades and ongoing maintenance of all its infrastructure and facilities.

Capacity and Adequacy of Knights Landing CSD Service

The Knights Landing CSD's water and sewer system was constructed in 1970 and is in need of an upgrade and/or replacement. The Knights Landing CSD has adequate capacity to serve average water demand, but cannot withstand peak demands and required fire flows at the same time. The wastewater system is also in disrepair, but is currently stabilized.

As previously discussed, the County was awarded \$16.1 million to fund: (1) 2 critical repairs on the Sacramento River; and (2) the design, CEQA/NEPA review and permitting for the ring levee. However, the grant funding did not include actual construction cost. The County will have to seek additional funding for construction once the project is "shovel-ready", which is anticipated by June 20, 2022. New residential developments in the Knights Landing CSD service boundary would provide funding through the payment of development impact fees, which would allow the CSD to being necessary infrastructure improvements.

At this time, significant development is not anticipated in the foreseeable future in Knights Landing in part due to FEMA's reclassification of the community as being inside the 100-year floodplain and the time period for the construction of repairs and improvements necessary to address flooding constraints. Specifically, the community of Knights Landing along with agricultural areas and other key infrastructures in the basin would have flood depths of approximately 13 feet to 18 feet due to the low topography⁹. Therefore, the water and sewer infrastructure constraints posed to new development are considered secondary to the need to address flooding concerns. It is anticipated that Knights Landing

9 Yolo County. July 2019. Knights Landing Small Community Flood Risk Reduction Feasibility Study [page 37]. Available at: <https://www.yolocounty.org/home/showpublisheddocument?id=58945>

sites will provide capacity for housing in the 7th Housing Element Cycle, as floodplain improvements should be complete by or during the 7th Cycle.

Madison CSD

The Madison Community Services District was formed in 1966 to provide water, wastewater, park and recreation, and street lighting services to the approximately 727 residents living in the unincorporated community of Madison. Additionally, an agreement between the Madison CSD and Yolo County Housing was established in 1968 such that the CSD provides wastewater treatment and domestic water supply services to the Madison Migrant Center operated by Yolo County Housing. The Migrant Center is located at the District's eastern boundary, and houses about 300 people during the growing season from April through November each year.

Water Service

The Madison CSD's domestic water supply and distribution system was constructed in the 1960's and consists primarily of 6-inch diameter pipes made of transite. The system has 3 wells (Park Wells 1, 2, and 3). Park Well 3 is the primary well with a production rate of 500 gallons per minute (gpm) while Park Well 1 is currently out of service until upgrades are completed in 202 and Park Well 2 is considered a back-up well due to sand infiltration problems.

The Madison CSD has sufficient water capacity to meet current demands, as well as the projected future growth of Madison. The Madison CSD's sphere of influence aligns with the Yolo County Zoning Map for the community, which includes only a small portion of additional land zoned for growth. For the most part, development will only occur via infill development. Therefore, the Madison CSD will be able to accommodate the growth and population increases from future development.

While the Madison CSD will be able to meet the current and future demands, it is not able to meet state mandated fire flow requirements. The most recent fire flow test was completed prior to the construction of Well 3 in 2010 and found that the system did not meet the state mandated 1,500 gpm (residential) and 2,500 gpm (commercial) fire flow requirements. The addition of Well 3 was expected to accommodate the residential requirement of 1,500 gpm, but not without significant damage to the transite pipes, which are prone to water main break and leaks with approximately 4 to 6 major breaks per year. The system is also not capable of meeting the commercial fire flow requirements. In order to address this issue, the Madison FPD has arrangements for a cooperative response from the neighboring Esparto FPD, and also has arrangements for the provision of water tanker trucks to provide additional flows when needed from other agencies such as Yocha Dehe Fire Department, Plainfield FPD and Willow Oak FPD.

Overall, the system requires several near-term improvements to address these issues, including replacement of the transite water main pipes, upsizing of the existing water mains from 6-inch to 12-inch, and the addition of a 0.25 MG storage tank. However, the Madison CSD does not currently have the funding necessary to conduct these improvements, but plans to pursue possible grant sources.

Wastewater Service

Madison CSD's existing wastewater collection system consists of 6-inch and 8-inch vitrified clay pipe that was constructed in the 1960's, which flows by gravity to a treatment pond system. The treatment system consists of 4 facultative ponds located on a 16.5-acre property, and a submersible pump lift station with a 120 gpm pump and a 4-inch diameter discharge line. In recent years the District has

updated the system's headworks, added new wetwell grinder pumps, and installed new flowmeter monitoring equipment, a high water alarm, and a hookup for a generator. While the CSD's wastewater system has the capacity to serve the current demand and additional infill development in the area, the wastewater collection system has historically had issues with the infiltration of ground water and inflow of storm water into the collection system, which burdens the system.

Capacity and Adequacy of Madison CSD's Service

The Madison CSD has the capacity to meet service needs of existing development and future urban uses within its existing territory, however the water system is 50+ years old and experiences on average 6 major water line breaks each year, and generally has health and reliability issues. It also does not meet the minimum standards for required fire flows for safety. The Madison CSD is aware of these deficiencies and is already in the process of completing an engineering study to determine recommended infrastructure upgrades; however, cost estimates are approximately \$7.5 million. Therefore, the Madison CSD hopes to be eligible for partial grant funding for this project and finance the balance using low-interest financing. The Madison CSD plans to seek grant and loan assistance from all known available sources including USDA Rural Development, CDBG funds and State Drinking Water Revolving Loan Funds. Action HO-A19 in the Housing Plan is for the County to seek State and federal funding to help fund necessary infrastructure improvements in the County to alleviate existing constraints to housing development. Additionally, Action HO-A24 is for the County to consider sponsoring an environmental review document in support of infrastructure improvements needed for Esparto, Madison, and Knights Landing to allow for the development of affordable housing in these communities.

Cacheville CSD

The Cacheville CSD was formed on September 8, 1970 and provides domestic water and street lighting services to the town of Yolo, which is approximately 89 acres in size, and located 4 miles northwest of the City of Woodland along I-5. The Cacheville CSD was originally given the ability to provide water and wastewater services to the town of Yolo. However, the Cacheville CSD opted not to provide wastewater services, as the community utilizes private septic tanks for wastewater disposal instead. Yolo County Environmental Health Services has indicated there are no concerns regarding septic systems failing in Yolo¹⁰. Additionally, there are no adjacent or nearby agencies that provide sewer service (the City of Woodland is closest at approximately 4 miles away).

Water Service

The Cacheville Service District provides domestic water services to residents in the town of Yolo. According to the Final Facility Master Plan (2011), the District owns and operates a community groundwater system that was constructed in the 1970s. The water system infrastructure includes:

- Two wells – the Washington Well and the Sacramento Street Well;
- 4-inch and 6-inch diameter pipes;
- 100hp pump; and
- Two 5,000 gallon hydropneumatics tanks.

10 Yolo LAFCo. January 2021. MSR/SOI Study for the Yolo Community Service Districts. Available at: <https://www.yololafco.org/files/b0d695e61/Combined+Yolo+CSDs+MSR-SOI-adopted+01.28.21.pdf>

The Washington Well serves as the primary water source for the Yolo community, and the Sacramento Street Well serves as a backup well. The infrastructure is over 40 years old and has developed leaks due to aging pipes. The connections have water meters, but the CSD charges a flat rate because it does not have the staff to conduct meter reading. Yolo County Environmental Health confirmed that they currently have no concerns about the adequacy of the community water system in the town of Yolo. There are no outstanding water quality citations or compliance orders for the Cacheville CSD. According to the State Water Resources Control Board's Human Right to Water Portal¹¹, which provides violation and enforcement actions, the Cacheville CSD has had no violations or enforcement actions for its water system.

Capacity and Adequacy of Cacheville CSD's Service

The 2011 Final Facility Master Plan reports that the CSD's water system has the capacity to meet current domestic water demands. The primary well (Washington Well) has a capacity of approximately 1,000 gpm, and the backup well (Sacramento Street Well) has a capacity of 100 gpm, for a combined total capacity of 1,100 gpm. While the District's existing system meets current domestic water demands, the combined pumping capacity of the system (1,100 gpm) is not adequate to meet either residential (1,500 gpm) or commercial (2,500 gpm) fire flow requirements. Increasing the water pressure so that the system can meet fire flow requirements would require upsizing the pipeline diameters throughout the system and upsizing the water pump to improve flow through the system.

Additionally, according to the Yolo County Adopted Zoning Map, dated July 2014, there is future growth planned outside the town of Yolo, including land zoned for Highway Service Commercial and Single Family Residential that is not included in the current CSD boundary or its sphere of influence (SOI). The CSD's water system does not have the capacity nor the required fire flows to add new service connections. Therefore, additional connections have the potential to further compromise the water system performance. The Cacheville CSD would not be able to serve this planned growth unless its system is upgraded (Yolo LAFCo, January 2021).

The lack of a sewer system and the limited capacity of the water system constrains development in the town of Yolo. Although there is highway commercial and single family residential zoning adjacent to the CSD boundaries, the minimum lot size on septic is 2 acres in size, so the zoning would only accommodate approximately 5-10 residential lots unless an onsite wastewater treatment system was proposed to accommodate additional units.

3 Dry Utilities

Dry utilities, including electricity, natural gas, and telephone service, are available to all of Yolo County's unincorporated communities. The extension of power and natural gas to service new residential development has not been identified as a constraint. Pacific Gas & Electric (PG&E) provides both electricity and natural gas service and AT&T provides telephone service to unincorporated Yolo County. All of the sites identified in Table IV-4, Lower Income Sites, are adjacent to or in the immediate vicinity of electricity, natural gas, and telephone service. While broadband internet service is provided by multiple wireline providers including AT&T of California, Comcast, Omsoft, Frontier, and Verizon and

11 CA Open Data Portal, State Water Resources Control Board Drinking Water - Human Right to Water Regulatory (including Enforcement Actions) Information, last updated Feb 3, 2020

multiple fixed wireless providers, including AFES, Winters Broadband, and DigitalPath, there are locations within the County where broadband service has been reported to be unreliable or not fast enough. The quality of broadband services and access to adequate broadband services is discussed in Chapter V, Affirmatively Furthering Fair Housing.

4 Site and Roadway Improvements

The County requires that developers complete certain minimum site improvements in conjunction with new housing development. Water, sewer, drainage, police, fire, parks, schools, and transportation will require improvements in capacity to treat and distribute water, to treat sewage, to handle run-off, and to provide sufficient space and capacity for recreation, public safety, education, and movement of people and goods. Required improvements include the construction of streets, curbs, gutters, and sidewalks and, where necessary, the installation of water mains, fire hydrants, sewer mains, storm drainage mains, and street lights. These standards are typical of many communities and do not adversely affect the provision of affordable housing in Yolo County. However, whenever the developer advances the costs for improvements not located on the development project, which are required as a condition of such development project, the developer shall be entitled to reimbursement for that part of the required improvement which contains supplemental size, capacity, number or length for the benefit of property not within the development project. In each case, the cost of expansion most likely will be financed through development fees, exactions, assessment districts, or some combination of these.

The Yolo County General Plan Circulation Element Diagram (Figure CI-1 A and B) depicts the proposed circulation system to support existing, approved and planned development in unincorporated Yolo County through 2030 (as provided for on the Land Use Diagram, Figure LU-1). The circulation system for Yolo County is shown using a set of roadway classifications, developed to guide the County's long range transportation planning and programming. The following describes the classification of the County roadway system in the unincorporated area, as identified on Figure CI-2 (A and B):

- **Freeway** -- Freeways are intended to serve both intra-regional and inter-regional travel. They provide no access to adjacent properties, but rather are fed traffic from county roadways by access ramps at interchanges. Freeways provide connections to other regional highways and are capable of carrying high traffic volumes. Examples include I-5, Interstate 80, Interstate 505 and portions of State Route 113.

Auxiliary lanes are also a part of the freeway system. An auxiliary lane is an additional lane on a freeway that connects between 2 interchanges from an on-ramp to an offramp.

- **Arterial Roadway** -- Arterial roadways are fed by local and collector roads and provide intra-community circulation and connection to regional roadways. Arterials within the unincorporated areas generally represent the "main street" of communities and are usually part of the regional highway system. Although their primary purpose is to move traffic, arterial roadways often provide access to adjacent properties. Examples include State Route 113 through the town of Knights Landing, State Route 16 through the town of Esparto, and County Roads 6 and 99W through the town of Dunnigan.
- **Conventional Two-Lane Highway** -- Conventional two-lane highways are identified for State-maintained highway facilities and are used as primary connections between major traffic generators or as primary links in State and national highway networks. Such routes often have

sections of many miles through rural environments without traffic control interruptions. Some local access to parcels may be provided, particularly in rural areas. Examples include State Route 16 between the town of Esparto and the Yolo/Colusa County line.

- **Four-Lane County Road/Highway** – By strict definition, such a facility is not a highway; it functions primarily as a collector facility. County roads serve travel that is primarily intra-county rather than of regional or statewide importance. A four-lane county road provides additional capacity in high traffic demand sections of a major county road and/or conventional two-lane highway. Currently the County does not have any four-lane county roads or highways.
- **Major Two-Lane County Road/Highway** – By strict definition, such a facility is not a highway; it functions primarily as a collector facility. Major two-lane county roads serve travel that is primarily intra-county rather than of regional or statewide importance. Major two-lane county roads carry traffic between communities and/or other areas of the County, compared with minor two-lane roads which support local traffic. These facilities are shown on the Circulation Element Diagram where they provide regional network continuity, or may serve through-traffic demand where projected volumes do not warrant a four-lane roadway. Examples include County Road 102, County Road 98, County Road 31 and County Road 27.
- **Minor Two-Lane County Road/Highway** – By strict definition, such a facility is not a highway; it functions primarily as a collector facility. Minor two-lane county roads primarily provide access to adjacent land and travel over relatively short distances. Minor two-lane county roads primarily carry local traffic, as compared with major two-lane roads which carry intra-county traffic. Examples include County Road 12A and County Road 29.
- **Local Roads--** Local roads primarily provide service to adjacent land uses and connect with other local and county roads. Local roads are typically developed as two-lane undivided roadways. Local roads are only shown on the Circulation Element Diagram for orientation purposes and are not considered General Plan Roadways (which are defined as minor two-lane county roads/highways and higher functional classifications).

The Circulation Element Diagram displays the roadway functional classification and improvements needed to accommodate the anticipated land use through 2030, assuming the level of service thresholds and other policies of this General Plan. The regional SACOG SACMET transportation model was used to develop the travel demand forecasts needed to determine the future roadway network improvements, which are summarized below:

- County Road 6 – Widen to a four-lane arterial between County Road 99W and the Tehama Colusa Canal;
- County Road 21A – Upgrade to a major two-lane county road standard between County Road 85B and State Route 16;
- County Road 85B – Upgrade to a major two-lane county road standard between State Route 16 and County Road 21A;
- County Road 99W – Widen to a four-lane arterial between County Road 2 and County Road 8;

- Interstate 5 – Widen to provide freeway auxiliary lanes in both directions between County Road 6 and Interstate 505; and
- State Route 16 – Widen to a four-lane arterial between County Road 21A and Interstate 505.

The following roadways were identified as needing spot improvements for portions of the identified segment including but not limited to intersection control and lane configuration improvements, passing lanes and/or wider travel lanes and shoulders:

- County Road 89 between State Route 16 and County Road 29A;
- County Road 102 between County Road 13 and Woodland City Limit;
- County Road 102 between Woodland City Limit and Davis City Limit;
- State Route 16 between County Road 78 and County Road 85B; and
- State Route 16 between Interstate 505 and County Road 98.

4. ENVIRONMENTAL CONSTRAINTS

1 Agricultural Resources

County land use policies emphasize the importance of agricultural production within unincorporated Yolo County. These policies are also supported by the State, which mapped 250,558 acres in Yolo County as prime farmland in 2016¹². This acreage includes almost all land adjacent to the county's existing cities and towns. With the intention of promoting the preservation of agricultural uses and open space, the County has adopted mitigation requirements for the conversion of land available for agricultural uses to non-agricultural uses.

Yolo County currently requires mitigation for the conversion or change from an agricultural use to an urban use. Sections 8-2.404 and 8-2.405 of the Zoning Code authorizes requirement of agricultural mitigation for all non-farming related discretionary approvals that involve the conversion of farmland. The County's agricultural mitigation requires the dedication of a minimum of 3 acres of agricultural land be permanently protected for each acre of prime farmland changed from its agricultural use (3:1 ratio) and a 2:1 ratio for non-prime farmland; the mitigation requirements may be reduced to 1:1 or 2:1 for mitigation within priority areas as described by Section 8-2.404(d). There are 3 exemptions to this requirement: (1) inclusionary housing projects where a majority of the units are made available to low- and very low-income households; (2) public uses, such as parks, schools, and cultural institutions that do not generate revenue; and (3) projects where mitigation was provided prior to the effective date of adoption of the ordinance.

The Agricultural Land Conversion Ordinance allows the mitigation to be satisfied in 1 of 2 ways. The first mechanism applies to conversions involving 20 acres or more and involves the granting of a farmland conservation easement, or equivalent mechanism, to a qualified entity approved by the

12 California Department of Conservation, Division of Land Resources Protection. 2016. Important Farmland Acreage Summary 2016 (Table B-3).

County. In addition, the applicant is required to pay fees sufficient to compensate for all administrative costs incurred by the easement holder, including funds to establish an endowment to provide for future monitoring and enforcement of the easement. The second mitigation option allows, for conversions of less than 20 acres, either an easement as described above or payment of an in-lieu fee equal to \$10,100 per acre of farmland changed to urban use.

2 Biological Resources

Yolo County is a biologically and topographically diverse landscape that extends from the agricultural areas of the Central Valley, westward into the chaparral and woodland communities of the Interior Coast Ranges, and southward into the wetlands and pasturelands of the northern Sacramento-San Joaquin River Delta. In the broadest sense, Yolo County can be characterized by 2 main land uses, 1) agricultural lands occurring primarily in the lower elevations on the valley floor, and 2) natural lands occurring primarily in the Interior Coast Ranges on the western side of the county and interspersed within the agricultural landscape as narrow riparian corridors, remnant oak woodlands, and wetlands.

Each of these lands support a variety of plant communities and wildlife habitats. Significant areas of seasonal wetland and marsh communities are found primarily in the Yolo Basin, including the Yolo Bypass Wildlife Area, private lands in the southern panhandle, the Conaway Ranch north of Interstate 80, and the City of Davis wetlands. Wetland habitats are also found at the recently restored Roosevelt Ranch Preserve east of Zamora and in several other isolated locations throughout the central and eastern portions of the County. Additionally, riparian woodland and shrub communities occur along several natural rivers, creeks, and sloughs and constructed water delivery canals in the County, with the most significant riparian communities occur along Putah Creek and Cache Creek. Both support relatively dense valley oak/cottonwood riparian forest and are significant wildlife movement corridors between the Interior Coast Ranges on the west and the Sacramento River basin on the east. Other notable vegetation communities in the county include oak savannah, a transitional community between woodland and prairie grassland types; chaparral, a diverse and biologically rich woodland/shrub community found in the Interior Coast Ranges in association with the higher elevation oak woodlands; and remaining patches of valley oak woodland on the valley floor occurring within the agricultural landscape.

Each of these natural communities and habitats provide important biological value, support numerous plant and wildlife species, and are all part of an interrelated ecological landscape. An effective conservation approach considers the interrelatedness of this system as a whole and strives to preserve and restore the functioning of ecologic processes by maintaining the necessary connectivity across the landscape. Therefore, biological resources pose a potential constraint to new development, requiring adequate mitigation to reduce any impacts to wildlife habitats and special-status species known to occur in the County.

Special-Status Species

Special-status species are generally defined as: 1) species listed as a candidate, threatened, or endangered under the federal or state Endangered Species Act; 2) species considered rare or endangered under CEQA; 3) plants considered "rare, threatened, or endangered in California" by the California Native Plant Society (Lists 1B); 4) animal listed as "species of special concern" by the state; and 5) animals fully protected in California by the Fish and Game Code. Many special-status species (including state and federal threatened and endangered species, state species of special concern and

fully protected species, and plants listed by the California Native Plant Society) occur or have potential to occur in Yolo County.

Based on a California Natural Diversity Database search on April 5, 2021, 52 special status wildlife species are known to occur or have the potential to occur in Yolo County, including 3 amphibian species, 20 bird species, 5 crustaceans, seven fish, seven insects, seven mammals, 1 mollusk, and 2 reptiles. Additionally, 30 special status plant species are known to occur or have the potential to occur in Yolo County, including 26 dicots and 4 monocots. Special-status species occur throughout the County in all of the vegetation communities and habitats described above. However, while several species such as Bald eagle, golden eagle, and Cooper's hawk are known to occur primarily in the mountainous regions on the western edge of the county, most are known to occur in the more disturbed agricultural landscape of the Central Valley. As noted above, in many cases the retention of natural features within this landscape greatly enhances habitat conditions for species, such as the Swainson's hawk, that have successfully adapted to an agricultural landscape. Others continue to persist in smaller patches of suitable habitat, such as the state-threatened black rail, which has been detected in the wetlands on the Yolo Bypass Wildlife Area; and the western burrowing owl, which uses remaining grasslands, roadside edges, artificial berms, and some agricultural habitats. Some species have not been detected in the county for many years, such as the western yellow-billed cuckoo, due to limited habitat availability and quality. Preservation and restoration of suitable habitats for these species is key to their continued occurrence or reestablishment in Yolo County.

Yolo County is located within the jurisdiction of the Yolo Habitat Conservation Plan/Natural Community Conservation Plan (Yolo HCP/NCCP). The Yolo HCP/NCCP is a 50-year countywide conservation plan that provides Endangered Species Act permits and associated mitigation for infrastructure (e.g., roads, bridges, and levees) and development activities (e.g., agricultural facilities, housing, and commercial buildings) in the county. The Yolo HCP/NCCP provides coverage for 12 special-status animal and plant species, as well as riparian and other wetland sensitive natural community types. Because the County is a signatory to the Yolo HCP/NCCP, potential impacts to special status species and sensitive natural community types could be mitigated through the payment of Development Impact fees to the Yolo Habitat Conservancy.

The process for participating in the Yolo HCP/NCCP includes a pre-application phase to confirm that the development project is a covered activity, followed by a preliminary evaluation, and then a formal application. The formal application and coverage under the Yolo HCP/NCCP involves planning level surveys, payment of applicable fees based on quantified temporary or permanent impacts to land cover types for a particular site, and requires compliance with applicable preconstruction surveys and construction-related avoidance and impact minimization measures. An applicant can provide conservation land in lieu of paying a portion of the land cover fee or purchase mitigation credits from an approved mitigation bank in lieu of paying a portion of the fee.

3 Geology

There are 2 known faults in Yolo County, the Hunting Creek Fault and the Dunnigan Hills Fault. The Dunnigan Hills Fault is not active. However, the Hunting Creek Fault is located in the far northwestern portion of the County, which is the only fault in the County subject to surface rupture. a small portion of the fault lies within Yolo County, and is in an area that is sparsely populated and not planned for any growth or development other than individual farm dwellings that might be built in the future.

Development near a fault subject to surface rupture is regulated by the Alquist-Priolo Act. The Act requires a detailed fault-rupture hazard investigation and prohibits development directly over any traces of the active fault line.

According to the California Geological Survey's Probabilistic Seismic Hazard Assessment Program, Yolo County is considered to be within an area that is predicted to have a 10% probability that a seismic event would produce horizontal ground shaking of approximately 30 to 40% within a 50-year period (California Department of Conservation, 2019). There will always be a potential for ground shaking caused by seismic activity anywhere in California, including the Project site.

In order to minimize potential damage to the buildings and site improvements, all construction in California is required to be designed in accordance with the latest seismic design standards of the California Building Code. The California Building Code, Title 24, Part 2, Chapter 16 addresses structural design and Chapter 18 addresses soils and foundations. Collectively, these state requirements, which have been adopted by the County, include design standards and requirements that are intended to minimize impacts to structures in seismically active areas of California. Section 1613 specifically provides structural design standards for earthquake loads. Section 1803.5.11 and 1803.5.12 provide requirements for geotechnical investigations for structures assigned varying Seismic Design Categories in accordance with Section 1613. Design in accordance with these standards and policies is standard in Yolo County and addresses risks associated with seismic activity.

Liquefaction normally occurs when sites underlain by saturated, loose to medium dense, granular soils are subjected to relatively high ground shaking. During an earthquake, ground shaking may cause certain types of soil deposits to lose shear strength, resulting in ground settlement, oscillation, loss of bearing capacity, landsliding, and the buoyant rise of buried structures. According to the Yolo County 2030 Countywide General Plan Draft Environmental Impact Report, no map of liquefaction hazard has been prepared on a countywide basis; however, upland areas are at relatively low risk of liquefaction, except in the intermountain valleys underlain by alluvium and shallow groundwater. Liquefaction is expected to be relatively higher in the Great Valley portion of the County, particularly along the floodplains of streams, where the sediments are generally sandier than other areas.

Expansive soils are those that undergo volume changes as moisture content fluctuates; swelling substantially when wet or shrinking when dry. Soil expansion can damage structures by cracking foundations, causing settlement and distorting structural elements. Expansive soils shrink and swell in volume during changes in moisture content, such as a result of seasonal rain events, and can cause damage to foundations, concrete slabs, roadway improvements, and pavement sections. Soil expansion is dependent on many factors. The more clayey, critically expansive surface soil and fill materials will be subjected to volume changes during seasonal fluctuations in moisture content. Yolo County soils are characterized by low, moderate, high, and very high expansiveness. Soils with "low" to "moderate" expansiveness have the potential to change up to 36% in volume between the moist and dry state of the soil conditions. Soils with "high" and "very high" expansiveness have the potential to change between 6 and 30% in volume. Soils rated "high" or "very high" require structural accommodations ensure soil suitability for roads, bridges, structures and other types of development.

In order to minimize potential damage to the buildings and site improvements, all construction in California is required to be designed in accordance with the latest seismic and geotechnical design standards of the California Building Code. The California Building Code, Title 24, Part 2, Chapter 16

addresses structural design and Chapter 18 addresses soils and foundations. Collectively, these state requirements, which have been adopted by the County, include design standards and requirements that are intended to minimize impacts to structures in seismically active areas and areas with geologic risks, including liquefaction and expansive soils properties. Section 1613 specifically provides structural design standards for earthquake loads. Section 1803.5.11 and 1803.5.12 provide requirements for geotechnical investigations for structures assigned varying Seismic Design Categories in accordance with Section 1613.

4 Flooding

The risk of flooding is an important limit on development in certain areas of the county. Regulations do not currently prevent construction within flood-prone areas, but the requirements increase the cost of construction and the cost of insurance, which could make proposed development too costly to build.

Based on flood insurance rate maps prepared by the Federal Emergency Management Agency (FEMA), portions of the county have been designated special flood hazard areas, indicating that they lack 100-year flood protection. FEMA revised these maps on May 16, 2012 and they show that the size and depth of flooding mapped within the county has increased. These changes are in part due to increasing uncertainty about the level of flood protection provided by existing levees and other infrastructure. Likewise, the California Department of Water Resources (DWR) has prepared maps based on the FEMA data that define both the 100- and 200-year floodplains. Map changes resulting from the DWR update also expand the 100 and 200-year floodplains to include additional lands.

Knights Landing, Yolo, and Clarksburg are located entirely within an “A” FEMA flood zone while the northern portion of Madison is located in an “A” FEMA flood zone. In Esparto, the eastern edge is located in an “AO” FEMA flood zone, the southeastern and southwestern edges are located in a special “X” FEMA flood zone, and a branch of an “A” FEMA flood zone runs through the community between Grafton Street and County Road 21A. Zone A has no base flood elevations determined and zone AO has flood depths of 1 to 3 feet, usually sheet flow on sloping terrain, with average depths determined. Zone X applies to 500-year flood areas, 100-year flood areas with average depths of less than 1 foot or with drainage areas less than 1 square mile, and 100-year areas protected by levees. Special development standards are required for development within the 100-year or 500-year floodplains. For housing projects proposed in the “A” and “AE” FEMA flood zones, new buildings must be constructed above the Base Flood Elevation (BFE), or other special construction standards must be used.

Within a flood hazard area, development can proceed if it follows the construction methods required by FEMA and implemented by the County Flood Damage Prevention Ordinance (Chapter 8-4 of the County Code). Such methods include the following:

- **Elevation of Living Areas.** All new residential construction is required to raise all habitable space (excluding garage, storage rooms, and other places where people do not work and/or live) to at least one-foot above the level of a 100-year flood (the BFE).
- **Stronger Construction Standards.** All new construction must be “anchored” to prevent flotation or other movement during a flood event. Plans must be engineered to show that the structure is designed to withstand the forces created by flood flows. The standards also require

all construction materials and utility equipment below the 100-year flood elevation must be waterproof, and all electrical equipment must be raised above the flood level.

Prior to approval of a permit or discretionary project on land within the 100- or 200-year floodplain, a finding related to urban level of flood protection is required. The finding requires substantial evidence that the project will be protected to the urban level of flood protection in urban and urbanizing areas or to FEMA standards in nonurbanized areas through existing facilities, through conditions imposed on the permit or project, or through adequate progress on a flood protection system.

In effort to reduce flood constraints in rural communities, the Department of Water Resources (DWR) established the Small Communities Flood Risk Reduction Program, which is a local assistance program whose objective is to reduce flood risk for small communities protected by State Plan of Flood Control facilities¹³. As a result of a DWR Small Communities Study completed for Knights Landing, a grant application was submitted by Yolo County to DWR for ring levee improvements that if constructed would reclassify Knights Landing outside of the 100-year flood plain. The County was awarded \$16.1 million to fund: (1) 2 critical repairs on the Sacramento River; and (2) the design, CEQA/NEPA review and permitting for the ring levee. However, the grant funding did not include actual construction cost. The County will need to seek additional funding for construction once the project is “shovel-ready”, which is anticipated by June 20, 2022¹⁴.

13 DWR. Small Communities Flood Risk Reduction Program. Available at: <https://water.ca.gov/Work-With-Us/Grants-And-Loans/Small-Communities-Flood-Risk-Reduction>

14 Yolo LAFCo. January 2021. MSR/SOI for the Yolo Community Services Districts. Available at: <https://www.yololafco.org/files/b0d695e61/Combined+Yolo+CSDs+MSR-SOI-adopted+01.28.21.pdf>

5. HOUSING RESOURCES

Landowner and Developer Financing

With respect to landowners and developers seeking to provide housing or retain affordable housing in unincorporated Yolo County, a variety of Federal, State, and local resources are available to help fund affordable housing and reduce financing constraints on developments, as shown in Table III-21.

TABLE III-21: FINANCIAL RESOURCES		
Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants available to Yolo County on a competitive basis for a variety of housing and community development activities. County competes for funds through the State's allocation process	<ul style="list-style-type: none"> - Acquisition - Rehabilitation - Home Buyer Assistance - Economic Development - Homeless Assistance - Public Services
HOME	Grant program available to Yolo County on a competitive basis for housing activities. County competes for funds through the State's allocation process.	<ul style="list-style-type: none"> - Acquisition - Rehabilitation - Home Buyer Assistance - Rental Assistance
Low income Housing Tax Credits (LIHTC)	Tax credits are available to persons and corporations that invest in low income rental housing. Proceeds from the sales are typically used to create housing.	<ul style="list-style-type: none"> - New Construction - Acquisition - Rehabilitation
Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. Yolo County Housing Authority does not currently participate in the Program, but would be the implementing agency.	<ul style="list-style-type: none"> - Home Buyer Assistance
Housing Choice Voucher Program	Rental assistance payments from Yolo Housing Authority to owners of private market rate units on behalf of very-low income tenants. The Housing Choice Voucher program includes vouchers issued to individual households as well as project-based vouchers issued to a developer to preserve a specified number of units in a project for lower income residents.	<ul style="list-style-type: none"> - Rental Assistance - Home Buyer Assistance

TABLE III-21: FINANCIAL RESOURCES		
Program Name	Description	Eligible Activities
Section 202	Grants to non-profit developers of supportive housing for the elderly.	- Acquisition - Rehabilitation - New Construction
Section 203(k)	Provides long-term, low interest loans at fixed rate to finance acquisition and rehabilitation of eligible property.	- Land Acquisition - Rehabilitation - Relocation of Unit - Refinance Indebtedness Existing
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	- Acquisition - Rehabilitation - New Construction - Rental Assistance
U.S. Department of Agriculture (USDA) Housing Programs	Below market-rate loans and grants for very low, low, and moderate income multifamily housing, self-help subdivisions, and farmworker rental housing.	- New Construction - Rehabilitation
2. State Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	- Home Buyer Assistance
Cal HOME	Provides grants to local governments and non-profit agencies for local homebuyer assistance and owner-occupied rehabilitation programs and new home development projects. Will finance the acquisition, rehabilitation, and replacement of manufactured homes.	- Home Buyer Assistance - Rehabilitation - New Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CHFA first loans to give eligible buyers 100% financing.	- Home Buyer Assistance
California Self-Help Housing Program (CSHHP)	Provides grants for the administration of mutual self-help housing projects.	- Home Buyer Assistance - New Construction
Emergency Housing and Assistance Program (EHAP)	Provides grants to support emergency housing.	- Shelters and Transitional Housing
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services.	- Support Services
Farmworker Housing Assistance Program	Provides State tax credits for farmworker housing projects.	- New Construction - Rehabilitation
Joe Serna Jr. Farm-worker Housing Grant Program (FWHG)	Provides recoverable grants for the acquisition, development and financing of ownership and rental housing for farmworkers.	- Home Buyer Assistance - Rehabilitation - New Construction

TABLE III-21: FINANCIAL RESOURCES		
Program Name	Description	Eligible Activities
3. Local Programs		
CDBG Revolving Loan Funds	Yolo County offers housing rehabilitation loans using program income from CDBG grants, if available. This program also offers low income families to obtain low interest loans for down payment assistance when purchasing a home.	- Rehabilitation - Home Buyer Assistance
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	- Fixed rate mortgages issued by private mortgage insurers.	- Home Buyer Assistance
	- Mortgages, which fund the purchase and rehabilitation of a home.	- Home Buyer Assistance - Rehabilitation
	- Low Down-Payment Mortgages for Single-Family Homes in underserved low income and minority cities.	- Home Buyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	- Home Buyer Assistance

These financing programs are essential to facilitating affordable housing development by providing necessary financial relief. For example, the Esperanza Crossing project in Esparto by Mercy Housing relied on a number of financial resources to fund the affordable housing development. Specifically, Mercy Housing received \$366,794 in annual federal tax credits and \$1,467,177 in total state tax credits from the California Tax Allocation Committee. Additionally, Yolo County provided Mercy Housing with \$4,600,000 from the HOME Investment Partnership Program funds and \$300,000 of Inclusionary Housing Funds to help fund the construction of the Esperanza Crossing project. The Esperanza Crossing project also received 10 project-based vouchers from Yolo County Housing to assist with funding and operation of the development to provide deeper affordability; therefore, all of the units are deed restricted.

The County has established a number of programs in the Housing Plan to encourage affordable housing developments and encourage collaboration with non-profit agencies and affordable housing developers, and to assist affordable housing developers obtain Federal, State, and local grant funding.

IV INVENTORY OF RESIDENTIAL SITES

This section of the Housing Element describes resources available for housing development. Resources include land designated for housing development and financial resources to assist with the development of housing.

A. INVENTORY OF HOUSING SITES

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels.

This section provides an analysis of the land available within the unincorporated County for residential development. In addition to assessing the quantity of land available to accommodate the County's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

1. Criteria for Identifying Housing Sites

This Housing Element identifies vacant and underutilized sites that would accommodate residential uses within the unincorporated area of Yolo County. A countywide parcel database, aerial photos, and the County's General Plan and zoning GIS data were used to locate parcels for this update. Parcel acreages by land use designation are based on assessor and GIS data.

Parcels in the inventory fall into 3 categories:

- 1) Parcels with approved and proposed projects,
- 2) Parcels that are vacant and designated for residential development, and
- 3) Parcels that are underutilized and are suitable for higher intensity residential redevelopment. Underutilized (or underdeveloped) parcels are defined as those where a significant portion of the site is vacant and there is potential for additional residential units.

All identified developable lands zoned for residential use are considered available for residential development. These include lands zoned Rural Residential 5-acre minimum (RR-5), Rural Residential 2-acre minimum (RR-2), Low Density Residential (R-L), Medium Density Residential (R-M), Local Commercial (C-L), and General Commercial (C-G), as the Zoning Code permits residential uses by right (either as an allowed use or with site plan review) for these sites. The methodology considered factors including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites. It is noted that sites fully within the 100-year floodplain were not included in the analysis with the exception of sites that have an issued building permit.

Methodology for calculating capacity:

- 1) Portions of any site within the 100-year floodplain were not included in the developable acreage, with the exception of sites with issued building permits.
- 2) RR-2 sites were assumed to develop at 1 unit per 2 acres and RR-5 sites were assumed to develop at 1 unit per 5 acres; for both designations, sites below the minimum parcel size were assumed to develop with 1 unit per parcel.
- 3) R-L sites were assumed to develop at 9.9 units per acre and at 80% of capacity to accommodate infrastructure and other site improvements.
- 4) R-M sites were assumed to develop at 19.9 units per acre and at 80% of capacity to accommodate infrastructure and other site improvements.
- 5) R-H sites were assumed to develop at the minimum-required density of 20 units per acre.
- 6) C-G and C-L sites served by community water and sewer were assumed to develop at 20 units per acre, similar to R-H sites, but only at 50% of capacity to reflect the potential for these sites to also accommodate non-residential uses.
- 7) C-G and C-L sites not served by community water and sewer were assumed to develop at 20 units per acre, similar to R-H sites, but only at 40% of capacity to reflect the potential for these sites to also accommodate non-residential uses and the likely need to accommodate on-site water and wastewater facilities.

2. Summary of Residential Sites

Table IV-1 summarizes the County's inventory of sites with approved projects and sites that are vacant or underutilized. Available sites are shown in Figure IV-1A through IV-1K and are described in detail in Appendix C.

As described in the previous section, the County was allocated 57 housing units by the Sacramento Area Council of Governments (SACOG) Regional Housing Needs Allocation (RHNA) for 2021 through 2029. As is shown in Table IV-1, the County has adequate sites to accommodate the RHNA for all income levels. For lower income units, including extremely low, very low, and low incomes, the County has 53 units in approved projects, 11 units projected for ADU development, capacity for 107 units on 9.3 acres zoned to allow densities of at least 20 units per acre, consistent with the assumptions for lower income sites established by Government Code Section 65583.2(c)(3)(B)(iii), and capacity for 3 units as part of a mixed-income project on a 0.7-acre R-M site. The combined capacity of the County's approved projects and ADUs is adequate to accommodate the RHNA for all income levels. As shown in Table IV-1, the County has a surplus of sites and excess capacity for all income levels.

TABLE IV-1: COMPARISON OF RHNA TO CAPACITY OF APPROVED/PROPOSED PROJECTS, INVENTORY OF SITES, AND PROJECTED ADUS

	Extremely Low, Very Low & Low		Moderate		Above Moderate		TOTAL	
	Acres	Units	Acres	Units	Acres	Units	Acres	Units ¹
2021-2029 RHNA Allocation (Table II-39)		23		10		24		57
Approved and Proposed Development Projects								
Total Capacity (See Table IV-3 for project details)	-	53	-	79	-	241	76.1	373
ADUs								
ADUs	-	11	-	5	-	0	-	16
Inventory of Residential Sites (See Table IV-4 for Sites to Encourage a Variety of Housing Types and Affordability and Appendix C for detailed inventory)								
Capay								
R-L	-	-	-	-	1.5	12	1.5	12
R-L/CL	-	-	-	-	0.4	3	0.4	3
Davis Area								
RR-2	-	-	-	-	2.5	2	2.5	2
R-L	-	-	-	-	4.6	39	4.6	39
R-M	0.7 ²	3			-	7	0.7	10
Dunnigan								
RR-2	-	-	-	-	75.8	59	75.8	59
R-L	-	-	-	-	2.8	23	2.8	23
R-M	-	-	8.3	82	-	-	8.3	82
C-L	3.5	29	0.8	9	-	-	4.3	38
Esparto								
R-L	-	-	-	-	20.7	165	20.7	165
R-M	-	-	0.7	8	-	-	0.7	8
R-H	2.3	45	0.5	6	-	-	2.8	51
Guinda								
R-L	-	-	-	-	9.8	77	9.8	77
R-L/C-L	-	-	-	-	2.5	20	2.5	20
C-L	1.3	10	0.2	2	-	-	1.5	12
Madison								
R-L	-	-	-	-	3.1	24	3.1	24
C-G	2.2	23	-	-	-	-	2.2	23
Woodland Area								
R-L	-	-	-	-	0.2	2	0.24	2
Zamora								

	Extremely Low, Very Low & Low		Moderate		Above Moderate		TOTAL	
	Acres	Units	Acres	Units	Acres	Units	Acres	Units ¹
R-L	-	-	-	-	0.9	7	0.9	7
Unincorporated County								
RR-5	-	-	-	-	67.5	16	67.5	16
RR-2	-	-	-	-	5.8	5	5.8	5
R-L	-	-	-	-	1.7	14	1.7	14
Subtotal: Inventory	10.0	110	11.2	114	203.1	564	220.1	690
Total: Approved/Proposed Projects, Inventory of Sites, and ADUs¹								
TOTAL		174		198		798		1,206
Excess Capacity		151		188		774		1,1149
¹ Assumes an average of 2 ADUs per year, based on ADU production from 2018 through 2020, with affordability levels distributed based on the SACOG Regional Accessory Dwelling Unit Affordability Analysis performed in March 2020 and identified Yolo County's breakdown as 15% extremely low, 10% very low, 44% low, 30% moderate, and 1% above moderate. ² 0.7-acre site anticipated to develop with a mixed-income project similar to the adjacent HK Park project, which is located on a similarly sized and similarly underutilized parcel Source: Yolo County Assessor Data, 2020; Yolo County Projects Data, 2007- 2021; De Novo Planning Group, 2021								

As shown in Table IV-2, the County's inventory of residential sites includes parcels in a range of sizes. Sites available for single family development appropriate for moderate and above moderate income households range from small subdivision lots of less than in existing and approved subdivisions, to in-fill lots from approximately 0.5 to up to 5 acres. The County also has larger lots ranging from approximately 5 to over 40 acres designated for residential development. Lots for moderate income households accommodate higher density single family (e.g., townhomes, attached single family, cluster housing) and medium/high density multifamily units. These lots vary in size from smaller lots of less than 0.25 acres to lots larger than acres. Sites for lower income, multifamily housing generally range from 0.5 acres to over 6 acres and are described in more detail in Table IV-3.

Zoning	<0.25 Acre	0.26-0.49 Acre	0.5 – 0.99 Acre	1-5 Acres	>5 Acres
RR-5	1	2	0	7	4
RR-2	0	1	38	22	1
R-L	32	14	11	10	3
R-M	4	0	1	1	1
R-H	3	0	1	1	0
C-L	1	4	2	2	0
C-G	0	0	0	1	0
Single Parcels with Multiple Residential/Commercial Districts	0	1	1	1	0
Source: Yolo County Assessor Data, 2020; De Novo Planning Group, 2021					

3. Approved and Pending Projects

Many of the County’s sites are in approved and proposed projects, including approved subdivisions and approved and proposed smaller projects. These projects are included in the inventory of sites shown in Table IV-1. Each approved and proposed project is described in more detail, including project size, zoning, and number of units. For additional details, see Appendix A.

All of the projects listed in Table IV-3 have the potential to be constructed during the planning period. Yolo County Housing/Countrywest II is comprised of in-fill parcels with approved entitlements in an existing subdivision that require submittal of a grading plan and building permit applications to begin construction. Modena Apartments and HK Park both have approved site plans and require submittal of a grading and improvement plan to being grading and infrastructure improvements and submittal of a building permit application to begin construction. Each of the approved tentative subdivision maps, Orciuoli Subdivision, E. Parker Subdivision, and Story Homes, may submit grading and infrastructure plans to begin construction. Once the subdivisions are improved, final maps can be submitted to subdivide the individual parcels and develop individual homes. Regarding project readiness for development, each of the projects included in Table IV-3 has the necessary approvals in place to begin site improvements and could be fully constructed during the planning period. While there are no regulatory impediments that would constrain development of these projects, the rate of development typically reflects each individual builder’s preferences, market conditions, and their financial considerations.

Project Location/APN	Status	Units				Comments
		Very Low	Low	Mod.	Above Mod.	
Modena Apartments Esparto	Approved	7	3	18	0	The project proposes 28 units. The project is required to provide 7 very low and 3 low income units that will be deed-restricted to ensure affordability. The project applicant indicated an intent to provide farmworker housing; if the project receives funding assistance, there would be no moderate income units and all units would be deed-restricted and affordable to very low and low income households.
Yolo County Housing/ Countrywest II Esparto	Approved	3	3	0	0	In 2020, the County approved a tentative subdivision map to subdivide the 3 parcels into 6 parcels in order to accommodate individual for-sale homes, as Yolo County Housing determined rental units were not feasible on these lots. These lots are deed-restricted for lower income housing. Yolo County committed \$100,000 of In Lieu Inclusionary Housing fees to assist with the development of the units. Yolo County Housing has received Joe Serna Jr. Farmworker Housing grant funds to assist with the development of the units.
Orciuoli Subdivision Esparto	Approved	0	18	42	120	Approved residential subdivision that includes 120 single family units and a single multi-family parcel approved for 60 units. The project is required to provide 18 low and 18 moderate income deed-restricted units, that will be accommodated in the multifamily component.

6TH CYCLE HOUSING ELEMENT BACKGROUND REPORT

E. Parker Subdivision Esparto	Approved	0	6	7	49	Approved single-family residential subdivision that includes 49 market rate units, 7 deed-restricted moderate income units, and 6 deed-restricted low income units.
Story Homes Esparto	Approved	0	8	8	62	Approved single-family residential subdivision that includes 62 market rate units, 8 deed-restricted moderate income units, and 8 deed-restricted low income units.
HK Park South Davis	Approved	2	1	0	7	Approved 10- unit multifamily development that includes 2 deed-restricted very low and 1 deed-restricted low income units.
ADU 041-180-003	Approved	0	1	0	0	Building permit issued for ADU. Affordability based on SACOG ADU Affordability Survey for Yolo County.
Single Family Home 043-230-059	Approved	0	0	0	1	Building permit issued for single family home.
Single Family Home 056-381-006	Approved	0	0	1	0	Building permit issued for single family home; affordability based on building valuation.
Single Family Home 056-381-007	Approved	0	0	1	0	Building permit issued for single family home; affordability based on building valuation.
Single Family Home 056-381-008	Approved	0	0	1	0	Building permit issued for single family home; affordability based on building valuation.
Single Family Home 056-381-024	Approved	0	0	1	0	Building permit issued for single family home; affordability based on building valuation.
Single Family Home 051-171-018	Approved	0	0	0	1	Building permit issued for single family home; affordability based on building valuation.
Single Family Home 051-171-018	Approved	0	0	0	1	Building permit issued for single family home; affordability based on building valuation.
Single Family Mobile Home 051-103-028	Approved	0	1	0	0	Building permit issued for single family mobile home; affordability based on building valuation.
TOTALS		12	41	79	241	
Source: Yolo County Staff Reports, Community Services data.						

4. Lower Income Sites

a. Determination of Suitability for Low Income Housing Development

Sites that accommodate densities of 20 or more dwelling units per acre are assumed to accommodate lower income housing pursuant to HCD’s Default Density Standard Option Memorandum (HCD, June 20, 2012) which implements Government Code Section 65583.2(c)(3)(B). The County’s R-H zone requires a minimum of 20 units per acre and does not establish a maximum density and the C-L and C-G zones do not establish minimum or maximum densities, but limit residential development to triplex, fourplex, and multifamily development and do not allow detached single family housing.

Affordable housing projects proposed on the County’s inventory of residential sites identified for lower income units would be eligible for a density bonus. However, since a maximum density is not established, a density bonus request is not necessary on the County’s R-H, C-L, and C-G lower income sites. The County’s most recent affordable housing project, Esperanza Crossing, was developed at a density of 11.9 units per acre. The County is also working with Yolo County Housing to develop 3 parcels with 6 very low and low income single family units, at an average density of 10.3 units per acre.

Further, the County is updating the Zoning Code to ensure that affordable housing can be developed subject to only a ministerial process, in the R-H, C-L, and C-G zones to encourage and support affordable projects in these zones. Action HO-A7 includes establishing a streamlined, ministerial review process for eligible affordable multifamily projects. This process will encourage multifamily development through providing an expedited process not subject to discretionary review for qualified affordable housing projects.

b. Inventory of Lower Income Sites

In addition to the 53 lower income units associated with approved development projects and an anticipated 11 lower income ADUs, the County has 9.3 acres of vacant land zoned to accommodate multifamily uses at densities of 20 units or more per acre.

Approved projects in the County will accommodate 14 very low and 42 low income units, as shown in Table IV-3. Based on the County's historical ADU production (2 average units per year from 2018 through 2020), a total of 16 ADU units are anticipated during the 6th Cycle – it is noted that this number is anticipated to increase as legislation over the past 4 years has reduced barriers to ADU production. Applying the SACOG Regional Accessory Dwelling Unit Affordability Analysis, which identifies the affordability breakdown in Yolo County as 15% extremely low, 10% very low, 44% low, 30% moderate, and 1% above moderate, ADU production would yield 2 extremely low, 2 very low, and 7 low income units. Combining the County's approved and proposed project sites with projected ADU production will accommodate 2 extremely low and 14 very low income units and 48 low income units, which exceeds the County's RHNA for lower income sites.

The County's approved projects and anticipated ADU development provide an adequate inventory of sites to meet the County's RHNA.

c. Sites to Encourage a Variety of Housing Types and Affordability

While not needed to accommodate the County's RHNA, Table IV-4 identifies additional lower income sites designated for residential development beyond what the RHNA calls for to highlight the County's commitment to accommodate a variety of housing types and opportunities in its unincorporated communities, including communities other than Esparto. The inclusion of these sites assists the development community with identifying potential opportunities, including opportunities for multifamily development that can serve the general population or special needs groups, affordable housing, workforce housing, and farmworker housing. It is noted that these sites are not necessary to accommodate the RHNA and may be developed during the Planning Period or in future planning periods. It is noted that Esparto is the only unincorporated community with water and sewer service that is not significantly within the 100-year floodplain; while portions of parcels are constrained by the floodplain, the inventory includes parcels either fully outside of the floodplain or with only a small portion of the site within the floodplain. The community of Knights Landing, which has community water and sewer systems, is fully within the 100-year floodplain and are not anticipated to be feasible for significant affordable housing development during the planning cycle. Madison has community water and sewer systems and, while Madison is mostly within the 100-year floodplain, it does have a vacant site with potential for affordable housing that is located outside of the 100-year floodplain. Several small parcels in communities without water and sewer service, Dunnigan and Guinda, are identified to encourage dispersal of small affordable housing opportunities while recognizing the capacity to accommodate larger-scale lower income development is constrained in these areas, as well. These sites are identified

to continue to encourage affordable housing development by demonstrating locations in the County that could accommodate multifamily housing and to encourage a variety of housing types, including multifamily housing, transitional and supportive housing, single room occupancies, and emergency shelters, including low barrier navigational centers.

The inventory of residential sites will accommodate a realistic capacity of 65 multifamily units that could accommodate lower income households, as shown in Table IV-4. The sites are identified on Figure IV-1A through IV-1K. Since the County has not established maximum densities for these zoning districts, these sites can accommodate significantly higher amounts of development, if proposed. All of the sites identified for lower income units in Table IV-4 allow densities of at least 20 units per acre, with the exception of the Davis area site which allows densities up to 19 units per acre as described in Table IV-4.

As identified in Table IV-4 below, all sites in the inventory to encourage a variety of housing types and affordability are vacant, except for APN 049-160-001 which has a Caltrans Maintenance Facility and APN 069-050-008 which has a small non-residential structure with no assessed value.

5. Moderate Income Sites

As identified in Table IV-1 and Appendix C, the County can fully accommodate its moderate income RHNA through approved development projects, which include 79 moderate income units, as well as through ADUs, which are projected to include 5 moderate income units.

To encourage a variety of housing types, including triplexes, fourplexes, smaller-scale multifamily development, attached single family housing, and detached small-lot single family housing, additional capacity for moderate income units is provided through the County's inventory of residential sites, which can accommodate approximately 129 units on 11.9 acres.

Medium density sites zoned R-M that accommodate 10 to 19.9 units per acre, R-H that are smaller than 0.5 acres and accommodate 20 or more per acre, and C-L and C-G sites, which accommodate any density of multifamily development, were anticipated to accommodate moderate income units. These sites could develop with half-plexes, townhomes, multi-family apartments, and other medium to high density residential development types that have been typically affordable to moderate income households in Yolo County.

As shown in Appendix C, the majority of sites designated for moderate income development are vacant, except for several sites that have rural residential uses, barns/outbuildings, or agricultural industrial uses. All of these sites are appropriate for development at higher densities and intensities that can accommodate moderate income housing and are anticipated to be developed with urban uses as planned by the County's General Plan.

6. Above Moderate Income Sites

As identified in Table IV-1 and Appendix C, the County has 241 above moderate income units anticipated to be provided by approved development projects and has 203.1 acres of land in its inventory of residential sites anticipated to accommodate an additional 557 above moderate income units. Sites planned for lower density single family uses were anticipated to be appropriate for above moderate income development. As described in Appendix A, the majority of above moderate and

moderate income sites are vacant, except for several parcels that have rural residential uses, barns/outbuildings, or agricultural uses. All of these uses are appropriate for development at residential densities and intensities and are anticipated to be developed with urban uses as planned by the County's General Plan and adopted Specific Plans.

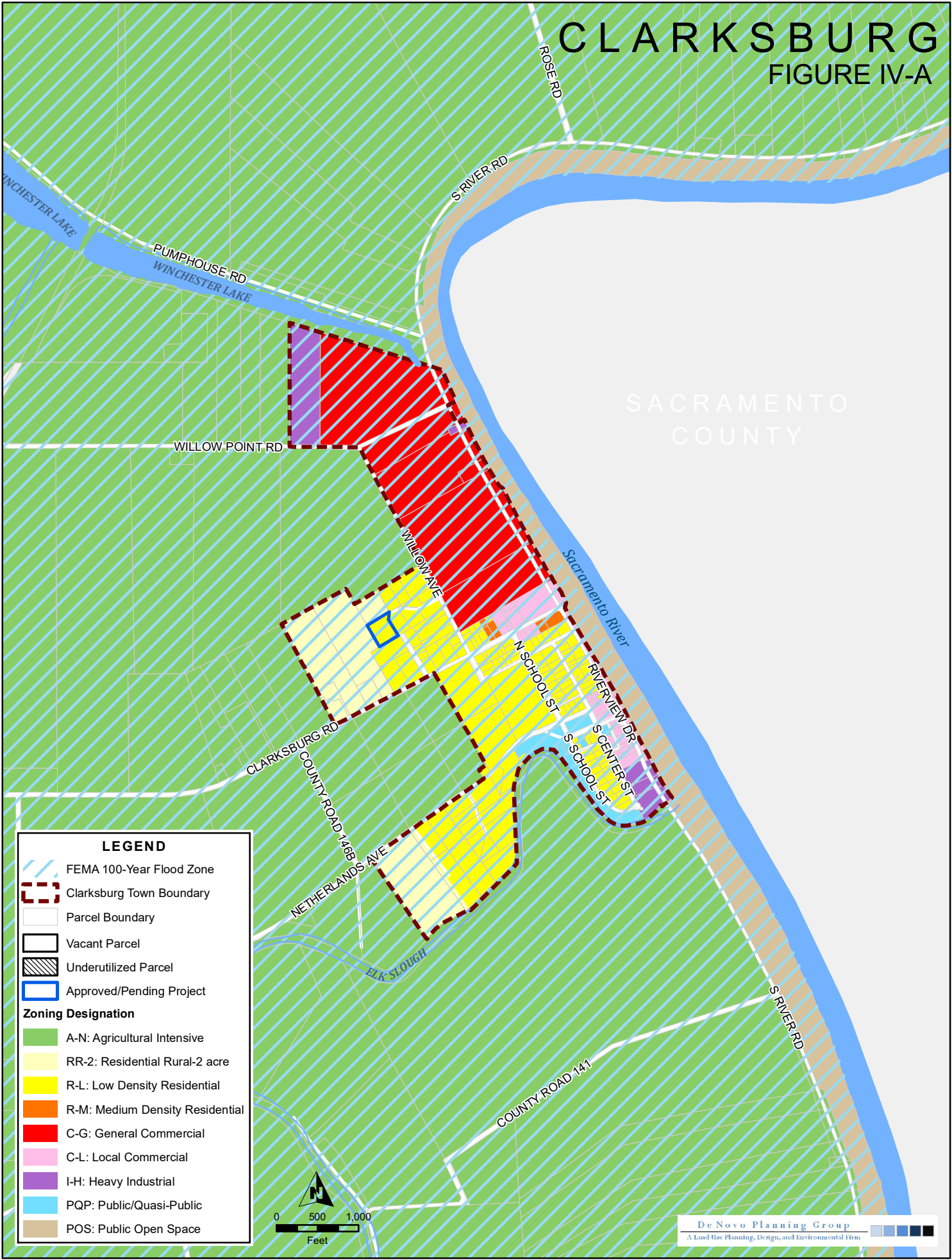
TABLE IV-4: INVENTORY OF SITES TO ENCOURAGE A VARIETY OF HOUSING TYPES AND AFFORDABILITY						
Site/ APN(s)	General Plan/ Zoning	Site Size (Acres)	Realistic Unit Capacity	Status	TCAC Resource Area ¹	Included in Previous Housing Element(s)
Dunnigan						
051-245-002	CL/C-L	0.52	Very Low: 2 units Low: 3 units	Vacant. Water and sewer infrastructure not available; developer will need to work with Yolo County Environmental Health to identify ability to connect to private water and septic infrastructure or to provide on-site services. It is noted that there are multiple vacant sites zoned C-L located adjacent to this site, including APNs 051-245-006, and 051-245-007 and several smaller parcels, that could be developed individually or consolidated to provide a larger development opportunity, including capacity for on-site wastewater treatment and a well for water supply.	Low	No
051-245-007	CL/C-L	0.85	Very Low: 3 units Low: 4 units	Vacant. Water and sewer infrastructure not available; developer will need to work with Yolo County Environmental Health to identify ability to connect to private water and septic infrastructure or to provide on-site services. As previously described, this site could be developed in conjunction with APN 051-245-002 and 051-245-006 as well as several smaller vacant parcels to provide a larger development opportunity.	Low	No
051-245-006	CL/C-L	2.10	Very Low: 8 units Low: 9 units	Vacant. Water and sewer infrastructure not available; developer will need to work with Yolo County Environmental Health to identify ability to connect to private water and septic infrastructure or to provide on-site services. As previously described, this site could be developed in conjunction with APN 051-245-002 and 051-245-007 as well as several smaller vacant parcels to provide a larger development opportunity.	Low	No
Esparto						
049-160-001 17240 YOLO AVE	RH/R-H	2.28	Very Low: 22 units Low: 23 units	Underdeveloped. This site is occupied by a Caltrans Maintenance Facility. Given the site's designation for High Density Residential development and the State-identified imperative to encourage and accommodate affordable housing, including consideration of publicly-owned sites, it is anticipated that this site has the potential to optimize its residential development capacity. Water and sewer infrastructure provided by the Esparto CSD would need to be extended from Fremont	High	No

TABLE IV-4: INVENTORY OF SITES TO ENCOURAGE A VARIETY OF HOUSING TYPES AND AFFORDABILITY						
Site/ APN(s)	General Plan/ Zoning	Site Size (Acres)	Realistic Unit Capacity	Status	TCAC Resource Area ¹	Included in Previous Housing Element(s)
				Street, which borders the site to the west. It is noted that this site may not necessarily be developed during the planning period but is included in the inventory to encourage its reuse with uses suited for its location in the community.		
Guinda						
060-131-004 7500 Highway 16	CL/C-L	0.74	Very Low: 2 units Low: 3 units	Vacant. Water and sewer infrastructure not available; developer will need to work with Yolo County Environmental Health to identify ability to connect to private water and septic infrastructure or to provide on-site services. It is noted that this site has the potential to be combined with adjacent vacant lots (APNs 060-131-005 and 060-131-006) to support a larger project.	Low	No
060-131-006 7500 Highway 16	CL/C-L	0.58	Very Low: 2 units Low: 3 units	Vacant. Water and sewer infrastructure not available; developer will need to work with Yolo County Environmental Health to identify ability to connect to private water and septic infrastructure or to provide on-site services. It is noted that this site has the potential to be combined with adjacent vacant lots (APNs 060-131-004 and 060-131-005) to support a larger project.	Low	No
Madison						
049-440-012 17701 Tutt Street	CG/C-G	2.21	Very Low: 11 units Low: 12 units	Vacant. Water and sewer service available through Madison CSD.	Moderate	No
Davis						
069-050-008 1416 Morris Way	RM/R-M	0.68	Very Low: 2 units Low: 1 unit Above Moderate: 7 units	Underutilized. The assessor data shows this parcel as vacant, but there is a small structure with a value of \$0. Water and sewer infrastructure can be provided through a pass-through agreement with the City of Davis, which has water and sewer facilities in the vicinity of the site, similar to the adjacent approved HK Park project. This site is anticipated to accommodate a mixed-income project similar to the adjacent HK Park.	High	No
		10.0	Very Low: 30 units Low: 35 units			

TABLE IV-4: INVENTORY OF SITES TO ENCOURAGE A VARIETY OF HOUSING TYPES AND AFFORDABILITY						
Site/ APN(s)	General Plan/ Zoning	Site Size (Acres)	Realistic Unit Capacity	Status	TCAC Resource Area¹	Included in Previous Housing Element(s)
¹ See Chapter V, Affirmatively Furthering Fair Housing, for discussion of Tax Credit Allocation Committee (TCAC) resource areas are used to address distribution of housing sites relative to areas of opportunity, including how opportunities relate to the potential for lower income families to thrive. Source: Yolo County, 2021; De Novo Planning Group, 2021						
















CLARKSBURG

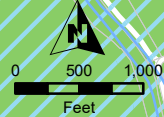
FIGURE IV-A



SACRAMENTO COUNTY

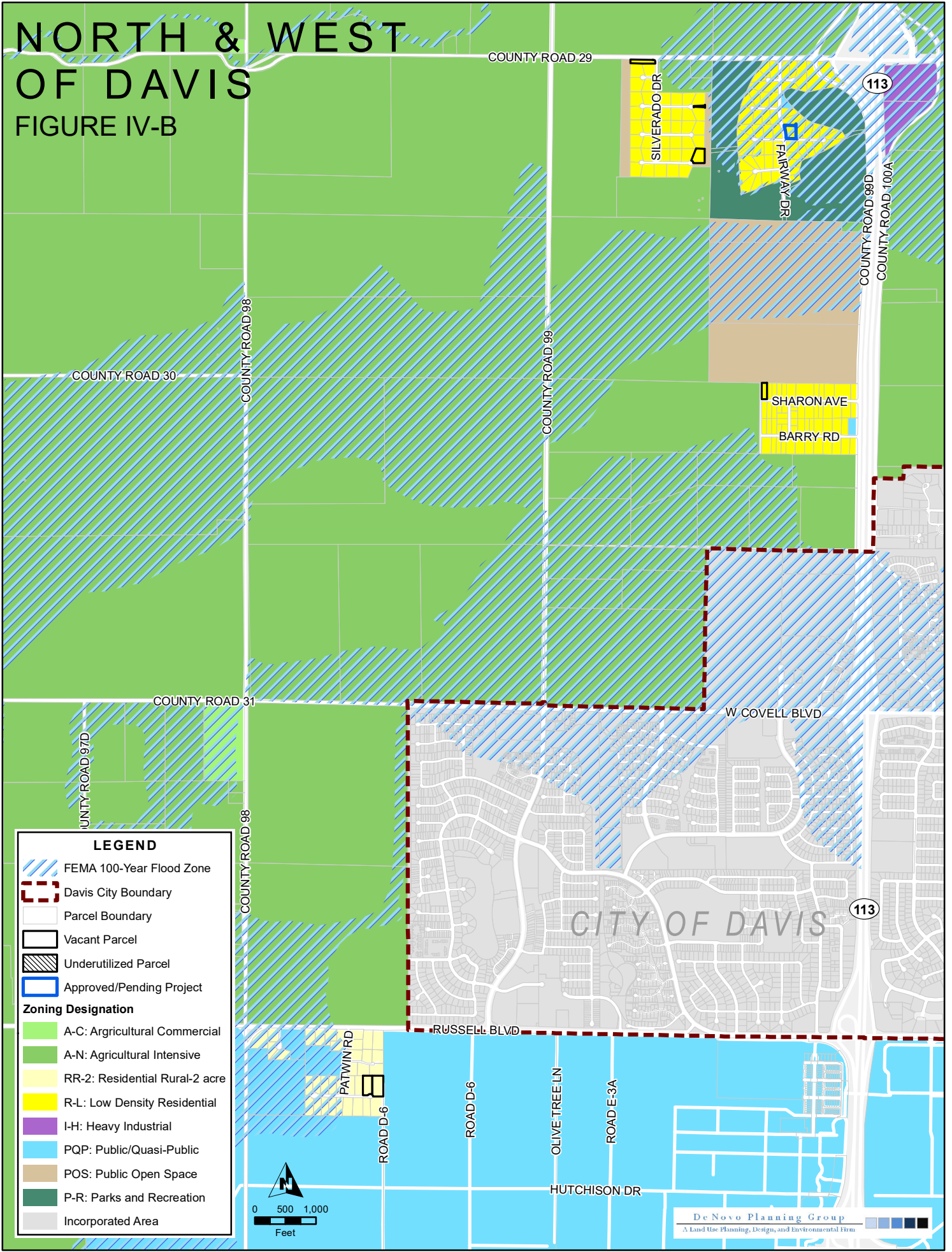
LEGEND

-  FEMA 100-Year Flood Zone
-  Clarksburg Town Boundary
-  Parcel Boundary
-  Vacant Parcel
-  Underutilized Parcel
-  Approved/Pending Project
- Zoning Designation**
-  A-N: Agricultural Intensive
-  RR-2: Residential Rural-2 acre
-  R-L: Low Density Residential
-  R-M: Medium Density Residential
-  C-G: General Commercial
-  C-L: Local Commercial
-  I-H: Heavy Industrial
-  PQP: Public/Quasi-Public
-  POS: Public Open Space


















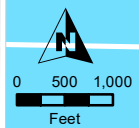
NORTH & WEST OF DAVIS

FIGURE IV-B



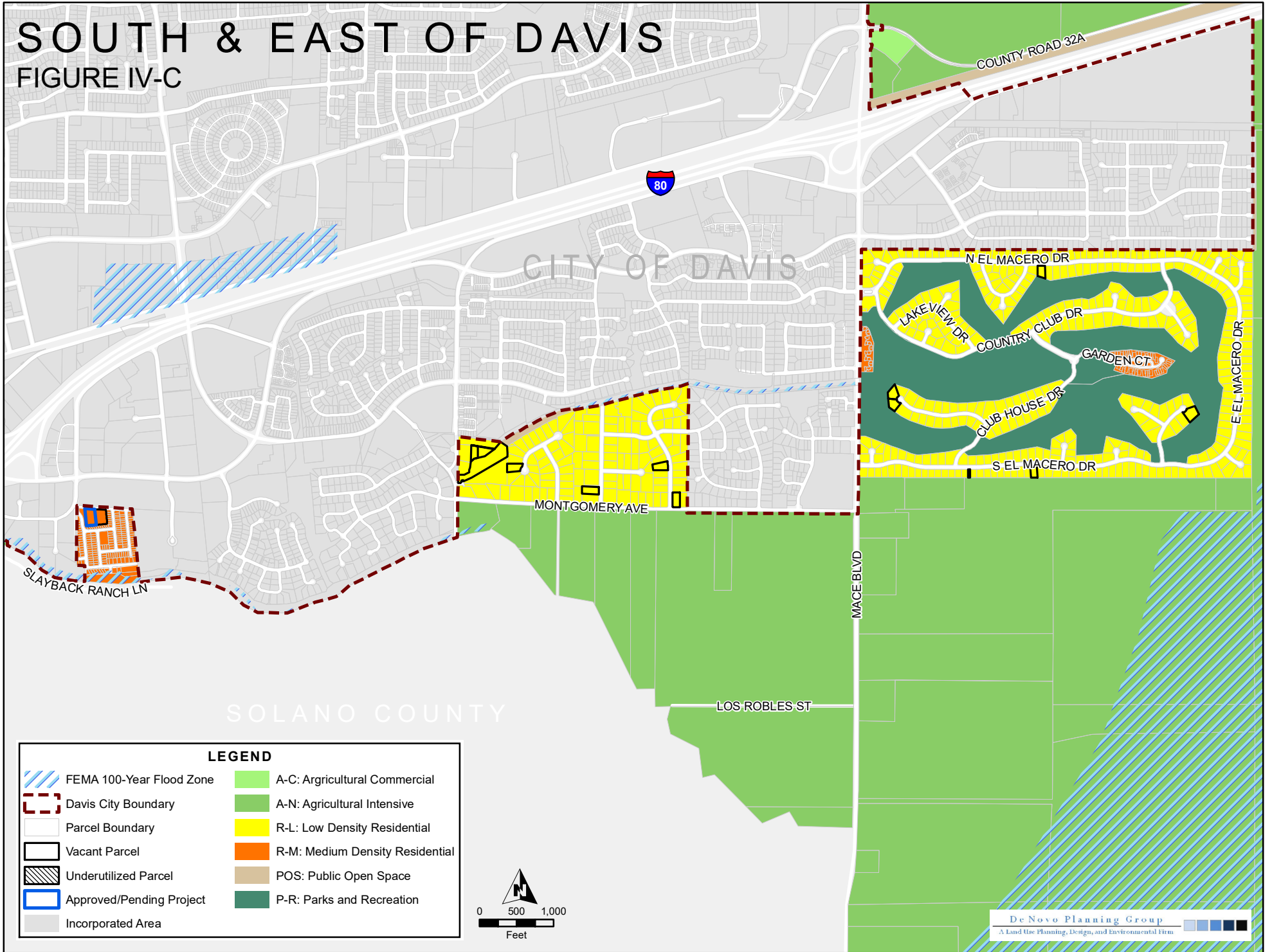
LEGEND

-  FEMA 100-Year Flood Zone
-  Davis City Boundary
-  Parcel Boundary
-  Vacant Parcel
-  Underutilized Parcel
-  Approved/Pending Project
- Zoning Designation**
-  A-C: Agricultural Commercial
-  A-N: Agricultural Intensive
-  RR-2: Residential Rural-2 acre
-  R-L: Low Density Residential
-  I-H: Heavy Industrial
-  PQP: Public/Quasi-Public
-  POS: Public Open Space
-  P-R: Parks and Recreation
-  Incorporated Area



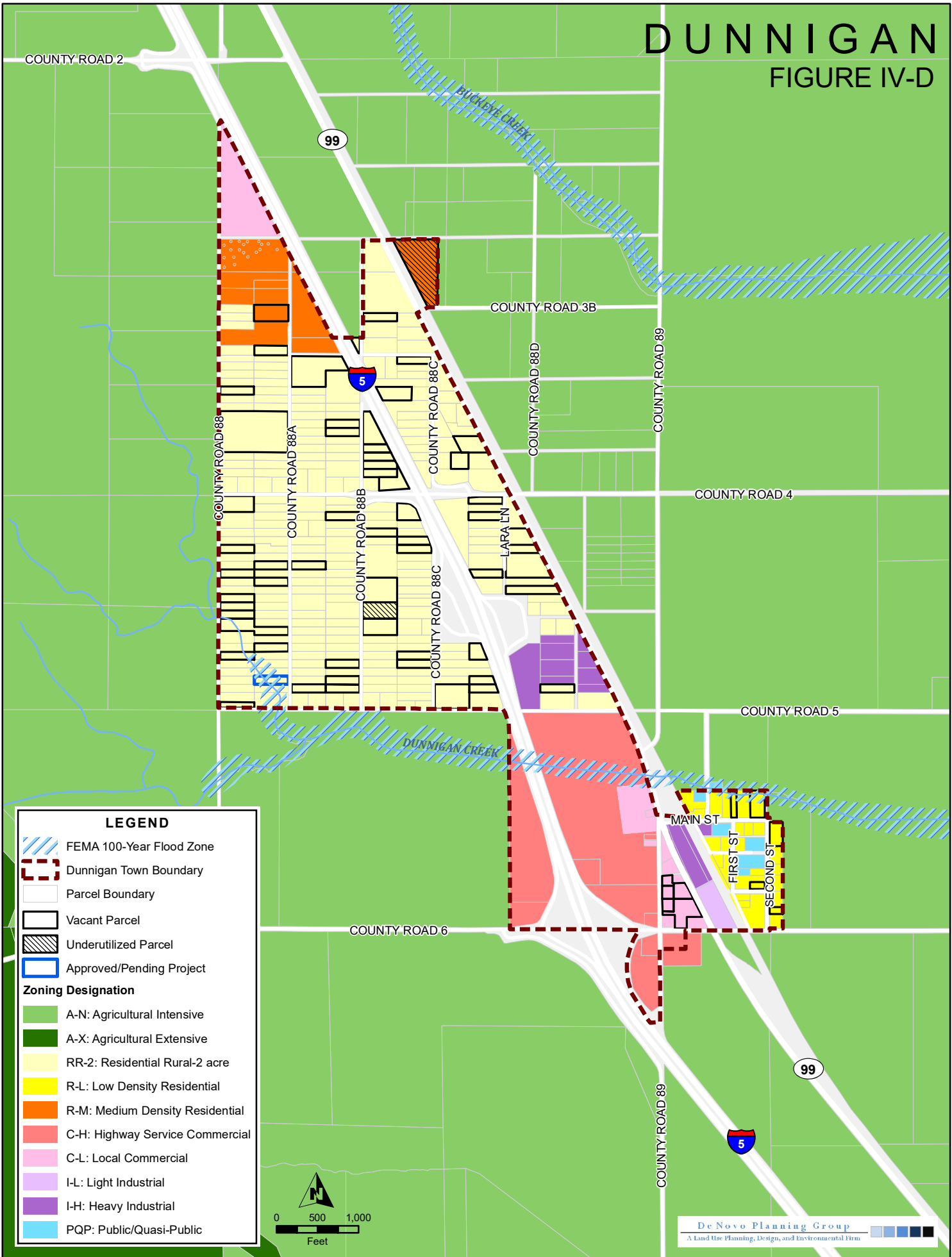
SOUTH & EAST OF DAVIS

FIGURE IV-C



















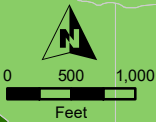
DUNNIGAN

FIGURE IV-D



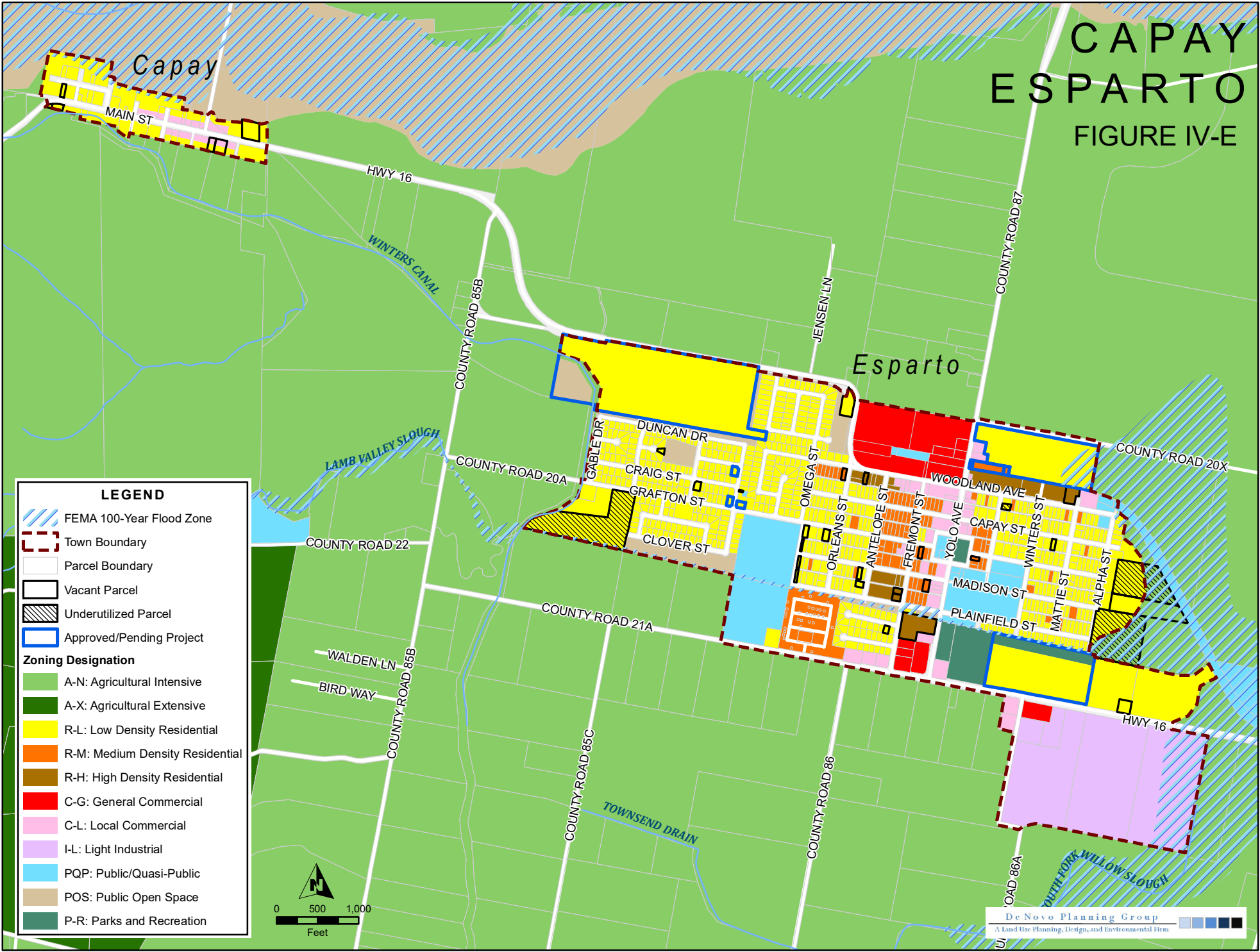
LEGEND

-  FEMA 100-Year Flood Zone
-  Dunnigan Town Boundary
-  Parcel Boundary
-  Vacant Parcel
-  Underutilized Parcel
-  Approved/Pending Project
- Zoning Designation**
-  A-N: Agricultural Intensive
-  A-X: Agricultural Extensive
-  RR-2: Residential Rural-2 acre
-  R-L: Low Density Residential
-  R-M: Medium Density Residential
-  C-H: Highway Service Commercial
-  C-L: Local Commercial
-  I-L: Light Industrial
-  I-H: Heavy Industrial
-  PQP: Public/Quasi-Public



CAPAY ESPARTO

FIGURE IV-E

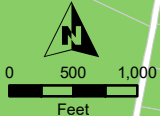


LEGEND

- FEMA 100-Year Flood Zone
- Town Boundary
- Parcel Boundary
- Vacant Parcel
- Underutilized Parcel
- Approved/Pending Project

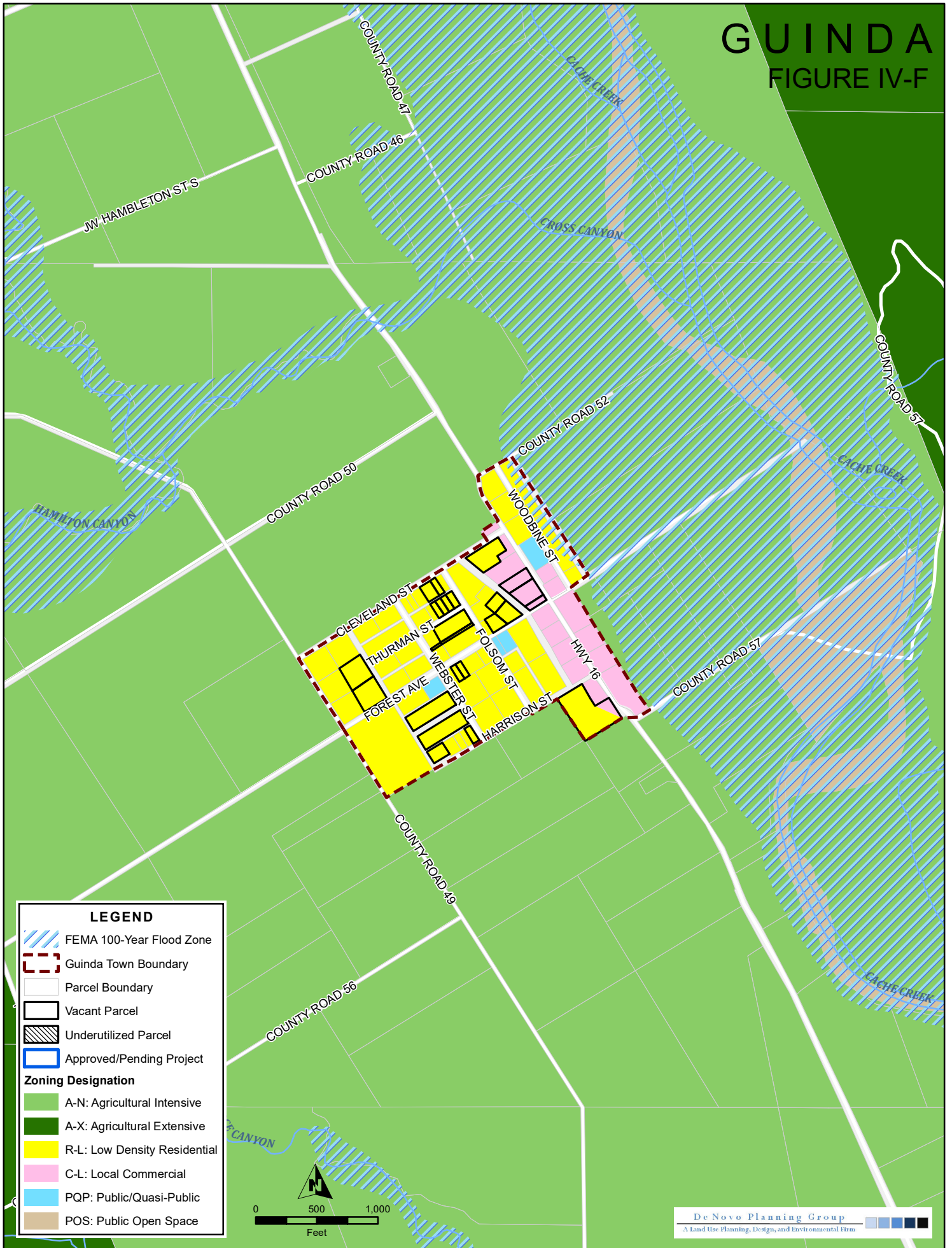
Zoning Designation

- A-N: Agricultural Intensive
- A-X: Agricultural Extensive
- R-L: Low Density Residential
- R-M: Medium Density Residential
- R-H: High Density Residential
- C-G: General Commercial
- C-L: Local Commercial
- I-L: Light Industrial
- PQP: Public/Quasi-Public
- POS: Public Open Space
- P-R: Parks and Recreation















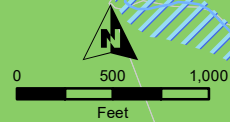
GUINDA

FIGURE IV-F



LEGEND

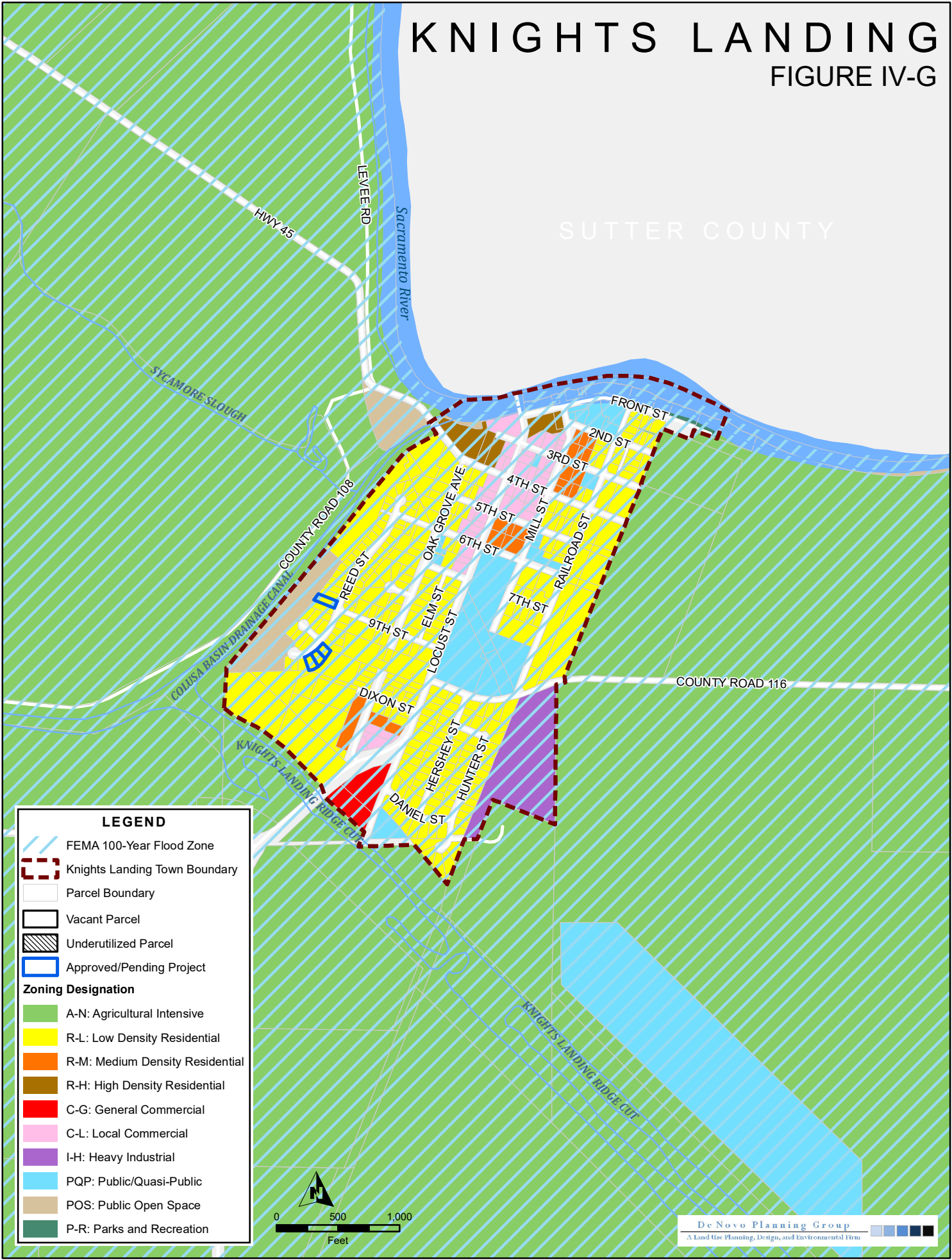
-  FEMA 100-Year Flood Zone
-  Guinda Town Boundary
-  Parcel Boundary
-  Vacant Parcel
-  Underutilized Parcel
-  Approved/Pending Project
- Zoning Designation**
-  A-N: Agricultural Intensive
-  A-X: Agricultural Extensive
-  R-L: Low Density Residential
-  C-L: Local Commercial
-  PQP: Public/Quasi-Public
-  POS: Public Open Space



















KNIGHTS LANDING

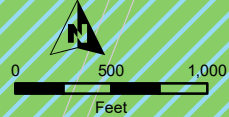
FIGURE IV-G

SUTTER COUNTY



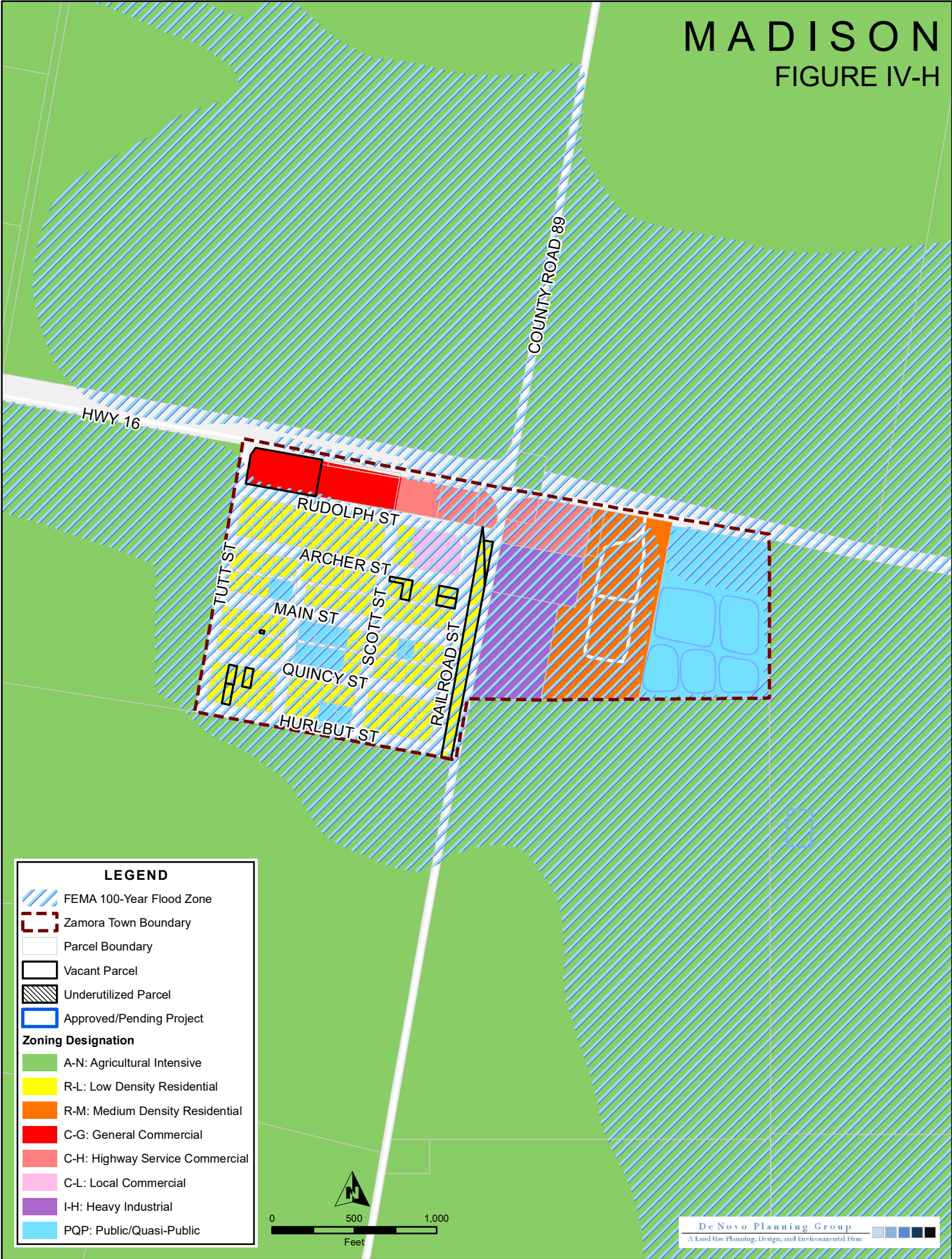
LEGEND

-  FEMA 100-Year Flood Zone
-  Knights Landing Town Boundary
-  Parcel Boundary
-  Vacant Parcel
-  Underutilized Parcel
-  Approved/Pending Project
- Zoning Designation**
-  A-N: Agricultural Intensive
-  R-L: Low Density Residential
-  R-M: Medium Density Residential
-  R-H: High Density Residential
-  C-G: General Commercial
-  C-L: Local Commercial
-  I-H: Heavy Industrial
-  PQP: Public/Quasi-Public
-  POS: Public Open Space
-  P-R: Parks and Recreation

















MADISON

FIGURE IV-H

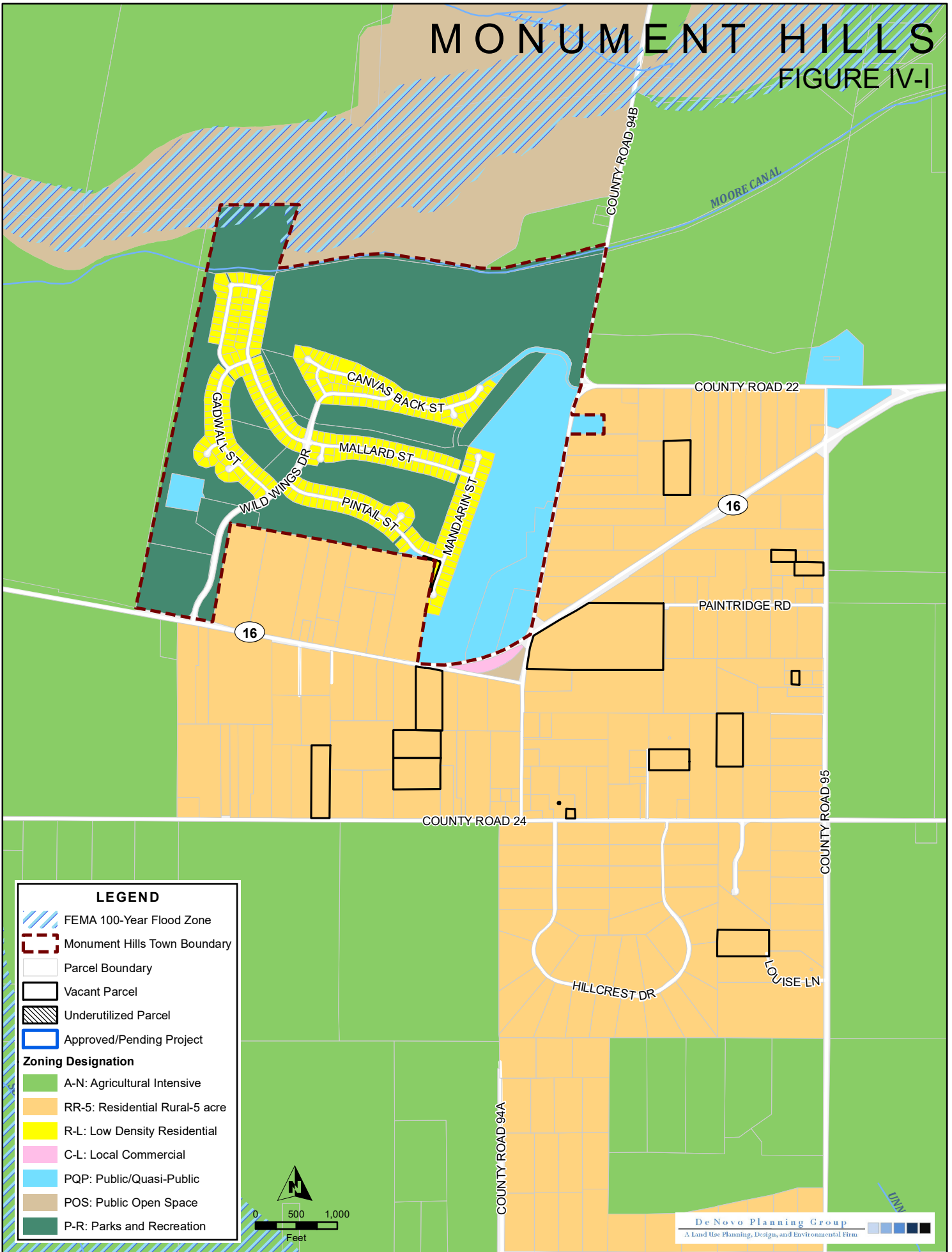


LEGEND














-  FEMA 100-Year Flood Zone
 -  Zamora Town Boundary
 -  Parcel Boundary
 -  Vacant Parcel
 -  Underutilized Parcel
 -  Approved/Pending Project
- Zoning Designation**
-  A-N: Agricultural Intensive
 -  R-L: Low Density Residential
 -  R-M: Medium Density Residential
 -  C-G: General Commercial
 -  C-H: Highway Service Commercial
 -  C-L: Local Commercial
 -  I-H: Heavy Industrial
 -  PQP: Public/Quasi-Public

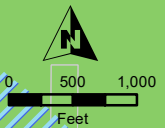
MONUMENT HILLS

FIGURE IV-1



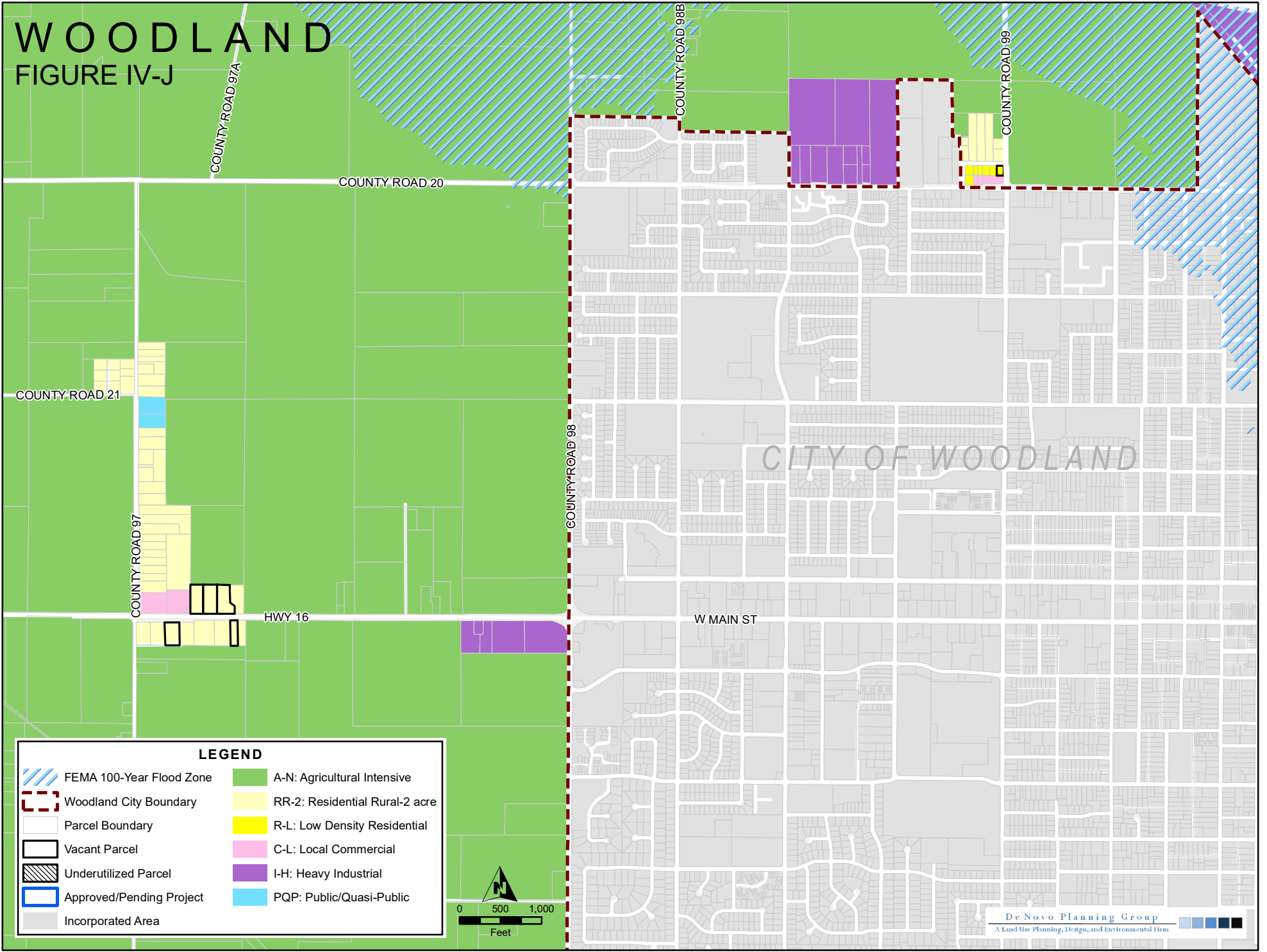
LEGEND

-  FEMA 100-Year Flood Zone
-  Monument Hills Town Boundary
-  Parcel Boundary
-  Vacant Parcel
-  Underutilized Parcel
-  Approved/Pending Project
- Zoning Designation**
-  A-N: Agricultural Intensive
-  RR-5: Residential Rural-5 acre
-  R-L: Low Density Residential
-  C-L: Local Commercial
-  PQP: Public/Quasi-Public
-  POS: Public Open Space
-  P-R: Parks and Recreation















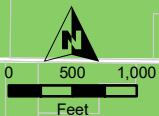
WOODLAND

FIGURE IV-J



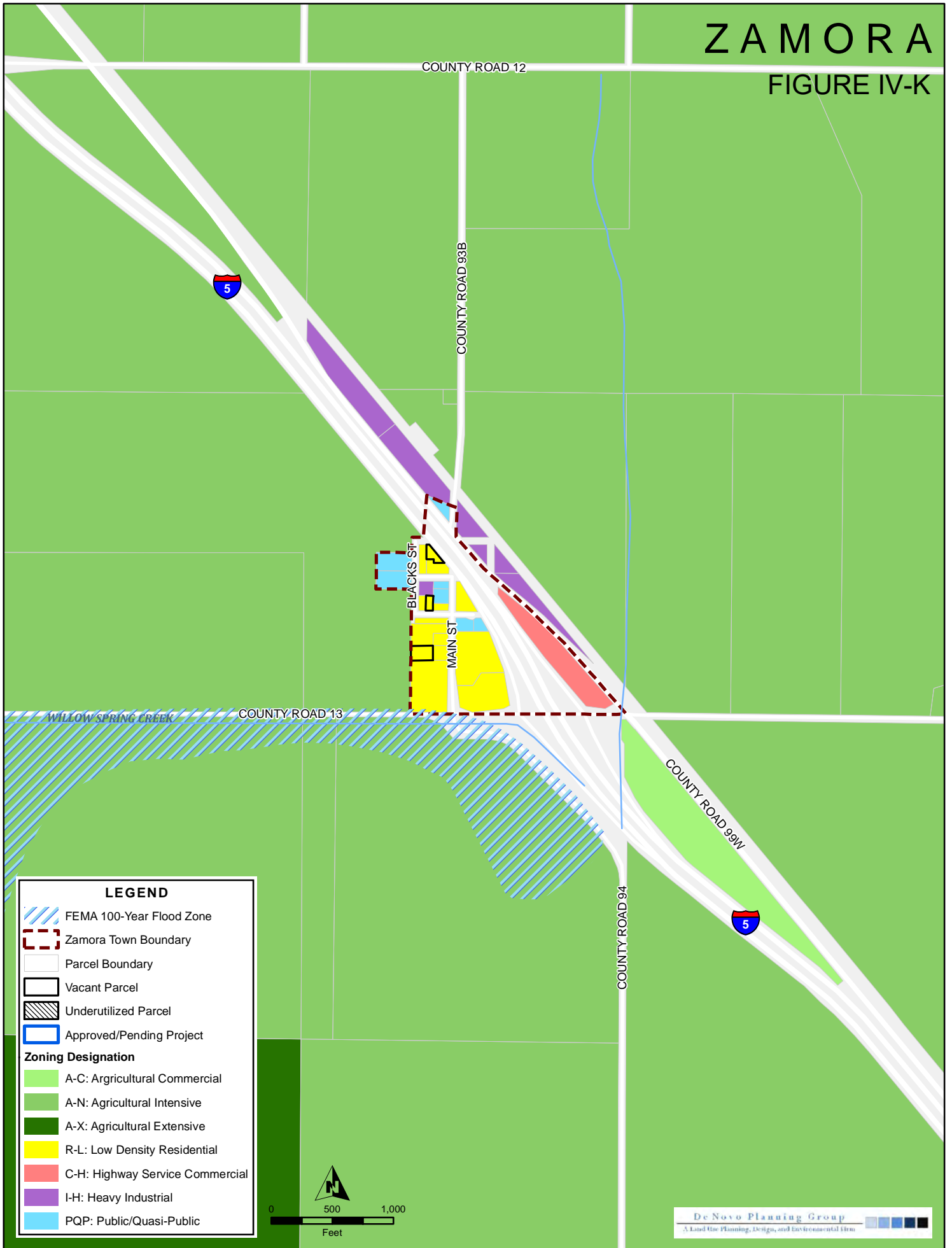
LEGEND

-  FEMA 100-Year Flood Zone
-  Woodland City Boundary
-  Parcel Boundary
-  Vacant Parcel
-  Underutilized Parcel
-  Approved/Pending Project
-  A-N: Agricultural Intensive
-  RR-2: Residential Rural-2 acre
-  R-L: Low Density Residential
-  C-L: Local Commercial
-  I-H: Heavy Industrial
-  PQP: Public/Quasi-Public



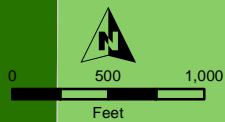
ZAMORA

FIGURE IV-K



LEGEND

- FEMA 100-Year Flood Zone
- Zamora Town Boundary
- Parcel Boundary
- Vacant Parcel
- Underutilized Parcel
- Approved/Pending Project
- Zoning Designation**
- A-C: Agricultural Commercial
- A-N: Agricultural Intensive
- A-X: Agricultural Extensive
- R-L: Low Density Residential
- C-H: Highway Service Commercial
- I-H: Heavy Industrial
- PQP: Public/Quasi-Public



V AFFIRMATIVELY FURTHERING FAIR HOUSING

A. INTRODUCTION

All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015. Under State law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics”. These characteristics can include, but are not limited to, race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in their community. The Sacramento Area Council of Government (SACOG) plays a significant role in how this is done by developing the Regional Housing Needs Plan for the 6-county Sacramento region, comprised of the cities and counties within the counties of Placer, Sacramento, Sutter, Yolo and Yuba Counties, and the El Dorado County except for the city of South Lake Tahoe, and establishes the Regional Housing Needs Allocation (RHNA) for each jurisdiction. The adopted RHNA methodology includes an affirmatively furthering fair housing adjustment factor that seeks to open high opportunity jurisdictions to all economic segments of the community by encouraging jurisdictions with large proportions of existing homes in high opportunity areas to zone for more affordable housing types. Additionally, as part of the 6th Cycle RHNA (2021 – 2029), SACOG conducted a survey of fair housing issues, strategies, and actions, which was included as an appendix to the RHNA.

In September 2019, the Sacramento Valley Fair Housing Collaborative (SVFHC) prepared the Analysis of Impediments to Fair Housing Choice for the Sacramento Valley region (Sacramento Valley AI) as a joint effort among the cities of Citrus Heights, Davis, Elk Grove, Folsom, Galt, Isleton, Rancho Cordova, Rocklin, Roseville, Sacramento, West Sacramento, and Woodland; Sacramento County; Housing Authority of Sacramento; Sacramento Housing and Redevelopment Agency; and the Housing Authority of Yolo County (Yolo County Housing). The SVFHC is comprised of a coalition of representatives from the participating jurisdictions, fair housing professionals, and housing advocates. The AI is a planning process for local governments and public housing agencies (PHAs) to take meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. The AI identifies impediments that may prevent equal housing access and develops solutions to mitigate or remove such impediments. It should be noted that while Yolo County is not one of the jurisdictions who have joined the SVFHC, a number of the incorporated jurisdictions in Yolo County and Yolo County Housing have joined the SVFHC; therefore, the Sacramento Valley AI does identify regional impediments to housing and regional data relevant to identifying potential fair housing issues within Yolo County.

As part of this 6th Cycle Housing Element, the County considers its role in addressing issues of regional concern like regional patterns of segregation, homelessness, and farmworker housing. This section also includes an analysis of sites pursuant to AB 686 which demonstrates that the identification of sites to accommodate the County’s RHNA affirmatively further fair housing in Yolo County and support the County’s long-standing commitment to ensuring that a variety of housing options are available to

households of all income levels. It is noted that this is the County's first document developed to address affirmatively furthering fair housing and there is limited data available at the County level on some of the topics. Where there are data gaps, the Housing Plan addresses collecting additional data to identify and track fair housing issues.

B. FAIR HOUSING NEEDS ASSESSMENT

This section contains an analysis of demographic, housing, and specifically fair housing issues for Yolo County. While the County's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations were discussed in previous sections of this Background Report, this section focuses on demographics and income related to protected classes, lower income and poverty-level households and also incorporates information from the community engagement and outreach process used to develop this Housing Element, which are described in more detail in the Community Participation section of the Housing Plan.

As described in the Housing Element Housing Plan, the Housing Element Update process began in 2021. While past Housing Elements have included public and stakeholder workshops to gather data, the novel coronavirus (also known as COVID-19) resulted in shelter-in-place and social distancing requirements that have precluded in-person workshops for the development of this 6th Cycle Housing Element. COVID-19 presented a number of challenges to the County's public participation program and ultimately contributed to a lack of participation in the housing element process by all economic segments. As previously stated, COVID-19 has required the County, and State, to shelter-in-place requiring residents to stay at home, which has resulted in the County's public meetings and community outreach programs to be in a virtual format to minimize the person-to-person spread of the virus. Considering outreach participation opportunities required internet access, populations without computer access and/or reliable internet had limited opportunities for participation. In Yolo County, this usually includes extremely low-, very low-, and low-income residents, and these economic segments usually includes peoples with disabilities, seniors, and residents experiencing homelessness. This has revealed a disparity in the access to reliable and affordable broadband service for unincorporated residents.

In response to the transition from in-person public and stakeholder workshops, the County and consultant team prepared a bilingual virtual workshop consisting of a video presentation and community survey to ensure meaningful engagement inclusive for all community members. The County advertised the workshop and survey on the County's website, through a press release in the local paper, through notices posted at the County's Community Services Department, Health and Human Services Department, and at the County Administrative Offices, and through reaching out to local service providers and stakeholders (listed below) with information regarding the Housing Element Update and a request that they post the workshop and survey notice if they have an on-site location and share the poster via social media, as well as encourage their clients to participate in the workshop and survey.

The housing needs survey was designed as a detailed survey available in both English and Spanish that could be conducted on-line and a separate on-line survey was disseminated to housing stakeholders. The housing needs survey included questions related to whether the respondent had experienced housing discrimination and potential fair housing needs and concerns.

Of the 40 respondents, 30 answered questions related to various housing challenges, with 7% of respondents indicating that they had been discriminated against when trying to rent housing and 3% of

respondents indicating they had been discriminated against when trying to purchase housing. Residents in unincorporated Yolo County identified their primary housing challenges as:

- My home is not big enough for my family or households (23%);
- I need assistance finding rental housing (22%);
- My home is in poor condition and needs repair (20%);
- I am concerned about my rent going up to an amount I can't afford (19%);
- I struggle to pay my rent or mortgage payment (17%);
- I need assistance understanding my rights related to fair housing (17%); and
- I am concerned that if I ask my property manager or landlord to repair my home that my rent will go up or I will be evicted (13%).

When asked to identify if they or someone in their family has any of the listed specific housing needs, 70% of respondents skipped the question and the remaining 30% identified the following: senior independent living (50%), supportive services to find and obtain housing (42%), assisted living for senior (55 and over) that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing) (25%), daily living assistance and services to be able to live independently (25%), independent living for someone with a disability (17%), supportive or transitional housing that provides services and support to avoid homelessness (17%), assisted living for disabled persons that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing) (8%), and emergency shelter 8%).

When asked to share comments or concerns relevant to the Housing Element Update, needs and concerns identified include (please note that these are summarized and paraphrased based on fill-in-the-blank responses and are not weighted or ranked – see Appendix B of the Housing Plan for the complete responses):

- Need affordable housing and more housing choices;
- Increased housing in the Capay Valley will provide property taxes to help with school and fire protection services;
- Need to be aware of water use, ensuring housing regulations benefit the public, and accommodating non-profit housing groups;
- Need affordable single family rural homes and need small farms;
- Very limited housing stock is going to people outside the area for horrendous prices and rents have increased significantly;
- Address infrastructure constraints;
- Increase the variety of housing types;
- Needs of elders and future housing choices; and

- Limiting sprawl and developing housing close to cities and towns where services and resources are available.

In addition to the public outreach workshop, key stakeholders, agencies, and organizations were contacted for input to ensure that the Housing Element accurately reflects a broad spectrum of the community and prioritizes needs appropriately. Understanding the potential lack of participation from community members of protected classes, Yolo County targeted stakeholders, agencies, and organizations that represent protected class members, such as lower income households, persons with disabilities, persons 65 years of age or older, female-headed households, farmworkers, and residents experiencing homelessness, to gain a better understanding of fair housing concerns. This included community-based and other organizations that represents protected class members, such as the Davis Asians for Racial Equity, Foodbank of Yolo County, Hispanic Chamber of Commerce, Homeless and Poverty Action Coalition, Mexican American Concilio of Yolo County, National Association for the Advancement of Colored People – Sacramento, National Organization of Women – Sacramento, RISE, Sexual Assault and Domestic Violence Center of Yolo, and Yolo Continuum of Care. Additionally, Yolo County contacted Yolo County Housing – the public housing authority for Yolo County --, Mercy Housing California – an affordable housing developer --, and homeless service agencies and facility providers, such as Shores of Hope and Yolo County Health and Human Services. The complete list of key stakeholders, agencies, and organizations contacted by Yolo County is provided in Community Participation section of the Housing Plan.

These key stakeholders, agencies, and organizations were asked to participate and assist in two ways. First, to provide outreach assistance by sharing information about the Housing Element Update, virtual workshop, and community survey with their service population. Second, by identifying any housing needs and constraints to obtaining housing related to the population or clientele of service providers, housing needs and constraints as observed by advocates and interested parties, and housing needs and constraints to building or providing housing as observed by members of the development community. Stakeholders expressed concern regarding a variety of fair housing issues, with low income, bad credit, evictions, bad rental history identified as the primary barriers identified to finding or staying in housing. Other barriers identified as physical disabilities, mental health, and alcohol or drug issues. Please see the Community Participation discussion in the Housing Plan for a detailed overview of stakeholder input related to housing needs by special needs population, services and actions needed to provide or improve housing and human services, and actions needed to improve access to regional services.

To augment the information received from the key stakeholders, agencies, and organization surveys, the County also presented the Housing Element Update effort at five Citizens Advisory Committee (CAC) meetings to solicit input regarding the specific housing priorities, needs, and constraints in the unincorporated communities. This included the Esparto CAC meeting on April 20, 2021, the Capay Valley CAC meeting on May 5, 2021, the Clarksburg CAC meeting on May 13, 2021, the Dunnigan CAC meeting on May 19, 2021, and the South Davis CAC meeting on May 25, 2021. Table V-1 summarizes the input provided at each meeting.

TABLE V-1. COMMUNITY ADVISORY COMMITTEE MEETING INPUT

Esparto CAC (April 20, 2021)	Capay Valley CAC (May 5, 2021)	Clarksburg CAC (May 13, 2021)	Dunnigan CAC (May 19, 2021)	South Davis CAC (May 25, 2021)
<ul style="list-style-type: none"> • Will all the required housing be in Esparto? <ul style="list-style-type: none"> ○ Concerns about concentrations of low income housing; and ○ Some folks are only coming to Esparto for the affordable housing and don't like the community. 	<ul style="list-style-type: none"> • Lack of wastewater treatment seems to be the problem. <ul style="list-style-type: none"> ○ Would a feasibility study for a wastewater system in Guinda be the first step? • Schools and Fire Department rely on property taxes. • There are 150-250 farmworkers that have to commute from Esparto and mainly Woodland to work in the valley. • Mercy Housing was disappointing because it didn't really serve the local population. • Could seasonal workers use ADUs? • Why isn't farmworker housing used? 	<ul style="list-style-type: none"> • Need housing for: <ul style="list-style-type: none"> ○ Families- schools are dying from lack of students ○ Laborers- Workers having to live in Sac and Stockton ○ Elderly- Nearest assisted living is in Elk Grove • As elderly move out, homes become expensive rentals and young families can't afford them. • There are 3 multi-family rental apartments. One was renovated and it has filled; 2 are dilapidated and hard to attract people to live there. Are there funds for renovating? What about out-of-state owners that won't fix them? • Smaller units are more affordable. • Regulatory constraints- Delta Protection Commission, County requirements for septic and levee setbacks. • Why can't we tap into wastewater facility to the north? Need to get levees recertified. • Some commercial zones would provide better housing - Sugar Mill was supposed to include housing originally. The Lumberyard has a nice central location for housing 	<ul style="list-style-type: none"> • Not enough land zoned for housing. Need better balance of highway commercial and residential. • Need General Plan changes. • Need higher density housing: quality mobile home parks or multifamily. • Not enough housing for local workers and farmworkers. • Cal-American Water provides water and sewer at CR 8. Need more residential zoning there and up 99W to CR 6. Can't just rely on only Commercial business customers. • No developers are going to invest here anymore because of the Specific Plan rejection. • Hardwoods want utilities because of poor water quality and also need water for fire safety 	<ul style="list-style-type: none"> • The County should promote mobile homes. • There should be a demographic study on people that answered the survey to make sure we are reaching underrepresented groups.

Source: Yolo County, 2021.

Overall, the CAC meetings highlighted the unincorporated communities concerns with the lack of available housing, including a variety of housing types. Specifically, the unincorporated communities noted concerns with the lack of available farmworker housing, lack of assisted living facilities, lack of smaller more affordable housing units, and lack of higher density or mobile home housing. Additionally, the CAC meetings revealed unincorporated residents' concerns with existing water and sewer infrastructure, as well as expansion of existing or development of new water and sewer systems.

To ensure meaningful, frequent, and ongoing community outreach is fostered and continued during this 6th Cycle planning period, Yolo County has included Program HO-A9 in the Housing Plan. Action HO-A9 is to ensure the County coordinates input from various stakeholders, including local businesses, housing advocacy groups, neighborhood organizations, CACs, and Chambers of Commerce through notification and outreach efforts associated with housing activities, including the Housing Element Annual Progress Report, outreach conducted to affirmatively further fair housing as described in Action HO-A31, outreach associated with State and federal funding for housing activities, and through other outreach efforts that may occur to identify housing needs and priorities during the planning period. Further, HO-A31 encourages further community involvement, including actively recruiting residents from neighborhoods of concentrated poverty and low resource areas to serve or participate on boards, committees, and other local government bodies, as well as providing education to the community on the importance of participating in the planning and decision-making process and completing Census questionnaires. Overall, the intent of these programs in the Housing Plan is to provide meaningful, frequent, and ongoing community outreach is fostered and continued during this 6th Cycle planning period.

1 Fair Housing Enforcement and Outreach Capacity

Fair housing for the unincorporated communities of Yolo County is addressed at both the local and regional level. Resources for enforcement and outreach are discussed below.

Enforcement

The County provides information regarding fair housing services and tenant/landlord rights on its website under the Substandard Housing Program webpage and follows State and Federal requirements related to fair housing¹⁵.

The Substandard Housing Program webpage allows residents located in the unincorporated area of the county to submit a complaint of substandard housing conditions directly to the Yolo County Environmental Health Division, who responds to all substandard housing complaints. Additionally, the Substandard Housing Program webpage provides links to fair housing educational materials and provides contact information for the LSNC, County Code Enforcement, Yolo County Housing, and State Department of Housing and Community Development to ensure residents in the unincorporated communities have access to available fair housing resources. However, it is noted that County staff does not receive regular training related to fair housing rights and requirements.

15 Available at: <https://www.yolocounty.org/government/general-government-departments/community-services/environmental-health-division/consumer-protection-programs/substandard-housing>

Fair housing inquiries at the County are [currently](#) referred to Legal Services of Northern California (LSNC). LSNC is a non-profit organization that provides free civil legal assistance to low-income and other vulnerable populations in 23 counties, including Yolo County and the residents of the unincorporated communities. In addition, the California Department of Fair Employment and Housing (DFEH) is the state agency charged with enforcing California's civil rights laws and handles discrimination complaints, providing independent investigation of the facts and legal issues and working to resolve disputes, where appropriate.

The LSNC engages in complex, sophisticated advocacy—through litigation, legislation, administrative advocacy, and community development work—which has a significant positive impact for their entire client community. LSNC's service priorities are the preservation of housing, health care, enhancing economic stability, support for families, family safety and stability, civil rights, education, and serving populations with special vulnerabilities. For housing cases, LSNC assists clients with the creation and preservation of low-income housing, tenants rights, evictions and lock outs, foreclosures, quality of housing, mobile homes, mitigation of homelessness, termination of utilities, unsafe housing, and loss of shelter because of natural disasters. Unincorporated Yolo County's residents who are 60 years old or older or meet LSNC's income threshold are eligible to receive free fair housing legal services from LSNC. To meet LSNC's income threshold, unincorporated Yolo County's residents would need to be below the asset limit and below 125% of the Federal Poverty Guidelines (or \$15,950 for a single-person and \$32,750 for a family a four) or below 200% of the Federal Poverty Guidelines with monthly deductions.

The LSNC provides free information and advice on fair housing issues, case intake and complaint processing, and investigation of alleged fair housing violations to residents of Yolo County who are 60 years old or older or meet LSNC's income threshold. Other services include fair housing education and outreach activities for rental property owners, managers, and consumers.

According to LSNC's 2019 Annual Report, the LSNC managed 13,843 total cases in 2019, which included 6,574 housing preservation cases. LSNC does not provide the County with a report that identifies the number of inquiries, specific concerns, and resolution to inquiries made by residents and landlords in the unincorporated communities. The County has requested information from LSNC regarding recent inquiries related to fair housing in the unincorporated communities.

In addition to LSNC, Yolo Conflict Resolution Center is a 501(c)3 non-profit organization that offers free services to anyone in need of assistance with a conflict, disagreement, or other situations where harm has been created. The Yolo Conflict Resolution Center provides community mediation services for landlord/tenant issue cases, such as claims regarding rent, security deposit, cleaning fees, as well as civil harassment cases and small claims cases. Yolo County's residents are able utilize the Yolo Conflict Resolution Center to mediate fair housing issues.

The HCD Affirmatively Furthering Fair Housing Data Viewer (AFFH Viewer) provides information regarding federal Fair Housing and Equal Opportunity (FHEO) cases by County for the 2006 to 2020 period. The AFFH Viewer indicates that there were four cases filed in Yolo County in the 2006-2010 period, all of which had a disability bias. In the 2020 period (which is indicated to reflect 2006-2020, but does not appear to include the 2010 period cases), there were five cases filed, including two with a racial bias and two with a disability bias. according to the California Department of Fair Employment and Housing 2019 Annual Report, 934 housing complaints were filed in 2019, with the top basis for

housing complaints surrounding disability (35%), retaliation (12%), and race (12%)¹⁶. Of the 934 housing complaints filed in 2019, 13 (or 1.4%) were from Yolo County residents. The majority of housing complaints filed in 2019 were from more metropolitan counties, including the counties of Los Angeles (222), San Diego (72), and Sacramento (66). Therefore, there appears to be adequate capacity to respond to the complaints made. However, additional outreach and education is needed, and annual training of County staff should occur to ensure fair housing practices are maintained in Yolo County.

It is noted that the California DFEH does not make data readily available related to fair housing inquiries, specific concerns, and outcomes; if made available, this information would be invaluable to local jurisdictions, residents, and landlords in identifying areas with high incidences of fair housing concerns and opportunities for community education regarding specific topics of concern. The County has requested that the HCD coordinate with the California Department of Fair Employment and Housing to include this information at the local level in HCD's AFFH Viewer to assist local jurisdictions with better understanding fair housing needs.

In addition to the local data for Yolo County available through the AFFH viewer, regional fair housing issues should also be considered. As part of the development of the Sacramento Valley AI, the residents throughout the Sacramento Valley region (including the counties of Sacramento, Placer, and Yolo) were asked to participate in a community engagement process to help SVFHC learn more about fair housing issues in the region. The community engagement process for the Sacramento Valley AI included focus groups with residents and stakeholders, "pop up" engagement at local events, and a resident survey. According to the Sacramento Valley AI, 17 percent of survey respondents said that they experienced discrimination when they were looking for housing in the region. Among members of protected classes, African American respondents, Native American respondents, and households that include a member with a disability had the highest rates of housing discrimination experiences. Respondents who believed they experienced discrimination when looking for housing in the region provided the reasons why they thought they were discriminated against. Overall, the reasons include:

- Race/Ethnicity (29 percent);
- Income/income too low (23 percent);
- Age (18 percent);
- Familial status/having children (18 percent);
- Disability (16 percent)
- Looks/appearance (14 percent);
- Having a housing voucher (10 percent);
- History of eviction, foreclosure, or bad credit (8 percent);
- National origin (5 percent);
- Sex or gender (4 percent);
- LGBTQ (4 percent);
- Being homeless (2 percent);
- Religion (1 percent); and
- Language spoken (1 percent).

16 California Department of Fair Employment and Housing. 2020. 2019 Annual Report. Available at: https://www.dfeh.ca.gov/wp-content/uploads/sites/32/2020/10/DFEH_2019AnnualReport.pdf

Public Education

Fair housing outreach and education efforts are currently conducted primarily by Legal Services of Northern California in the region. In addition to addressing fair housing inquiries, LSNC hosts annual workshops, clinics, and legal education events focused on clients and community groups to provide information and education on a variety of issues, including fair housing. For example, LSNC receives funding from Yolo County Housing and the City of Woodland to host an annual fair housing conference that focuses on educating landlords and property owners regarding tenant rights and the requirements of federal and state fair housing law. The 2021 Yolo County Fair Housing Conference was held in April and included 3 sessions over Zoom including:

- An overview of fair housing laws and COVID-19 related guidance on April 2, 2020;
- Violence Against Women Act and California Protections for Survivors of Domestic Violence on April 16, 2020; and
- New Guidance on Disability Discrimination and Source Income Discrimination on April 30, 2020.

The annual workshop is typically advertised through LSNC, Yolo County Housing, and other local jurisdictions and stakeholders to encourage involvement by a broad range of residents, landlords, and other stakeholders.

While the County provides information regarding substandard housing and fair housing services on the website, the information may be difficult to find and information regarding fair housing rights is not regularly maintained at various County offices that regularly serve lower income and potentially disadvantaged members of the community. Further, the public education provided by LSNC may not be adequate to disseminate information related to fair housing rights and methods to file a complaint among the County's unincorporated communities. In addition to general outreach and education efforts to ensure community, stakeholder, developer, and landlord awareness of fair housing laws, it is also important to ensure that assisted units in the County are made aware of fair housing requirements. Federal and state funding programs, such as CDBG, HOME, LIHTC, and other programs, require that any assisted residential projects comply with fair housing laws as part of the funding agreement. While much of the County's affordable housing receives federal or state assistance and is made aware of fair housing requirements through the agreement, additional moderate and lower income units may be assisted through the County's inclusionary housing program and would not be subject to a standard agreement associated with state and federal funding. While the County's inclusionary housing program includes an affirmative marketing plan to ensure outreach income-eligible households, there is no specified fair housing requirement in the Agreement Checklist (County Code Section 8-8.113). This may inadvertently reduce fair housing outreach and compliance efforts associated with inclusionary units.

Findings

While appears to be adequate capacity for LSNC and DFEH to respond to fair housing inquiries, based on the data available regarding Countywide fair housing cases, additional outreach and education is needed, particularly at the local level. Annual training of County staff should occur to ensure fair housing practices are maintained in the unincorporated communities and information should be made available at County buildings in the unincorporated communities, such as libraries or community centers, on the County's website, and via the County's social media on a regular basis to ensure the community is aware of fair housing rights and methods to address fair housing concerns. Fair housing information should be provided on the County's website separately from information on substandard housing as fair

housing issues may be related to discrimination or other concerns that do not relate to substandard housing. The County's inclusionary housing program should also be revised to ensure that fair housing requirements are included in each inclusionary housing agreement.

Additionally, as discussed in Section II (Housing Needs), Yolo County has multiple migrant farmworker facilities and affordable farmworker housing projects, resulting in a large farmworker population. For this reason, adequate and affordable farmworker housing is a primary concern of unincorporated residents, as highlighted by the input identified in Table V-1. Due to the high percentage of farmworkers and Hispanic populations in the County, it is also essential that future outreach is provided in both English and Spanish to ensure equal access to resources and opportunities. Language barriers result in substantial challenges for residents to access fair and adequate housing.

As described in Action HO-A31, the County will continue to affirmatively further fair housing through conducting fair housing enforcement and regular community outreach and education to promote understanding of, and compliance with, fair housing laws. The County will train staff regarding fair housing laws and will encourage community involvement in County planning efforts.

2 Analysis of Available Federal, State, and Local Data and Local Knowledge

This section presents an overview of available federal, state, and local data to analyze fair housing issues in Yolo County. These data sources are supplemented with local knowledge of existing conditions in the community to present a more realistic picture of fair housing concerns in Yolo County and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing.

Integration and Segregation Patterns and Trends

To inform priorities, policies, and actions, Yolo County has included an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is a not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analysis will analyze levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in unincorporated Yolo County that experience the highest levels of segregation.

Dissimilarity Index

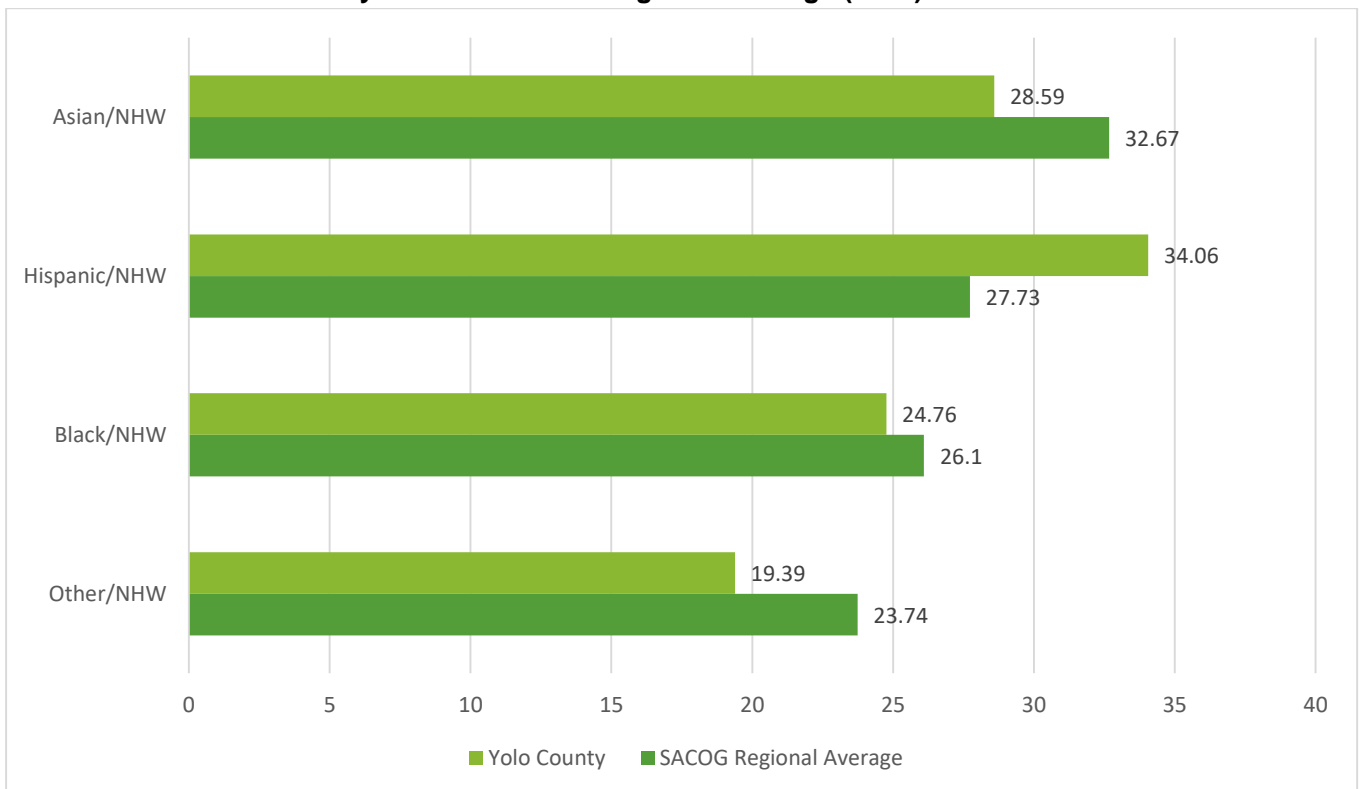
The dissimilarity index is the most commonly used measure of segregation between 2 groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent, indicating complete integration, to 100 percent, indicating complete segregation. An index number between 30 and 60 indicates moderate similarity and community segregation while an index number above 60 is considered to show high similarity and a segregated community.

There are a number of reasons why patterns of racial segregation exist (or don't exist) within a community. Some of these reasons may be institutional (discriminatory lending practices) while others can be cultural (persons of similar backgrounds or lifestyles choosing to live near one another to provide support and familiarity). As such, discussions regarding segregation are complicated and there is not a "one size fits all" approach to addressing patterns of racial segregation.

Figure V-1 compares the dissimilarity between each of the identified race and ethnic groups and Non-Hispanic White population in 2010 in Yolo County to the average dissimilarity of the SACOG six-county region (i.e., El Dorado County, Sacramento County, Placer County, Yolo County, Yuba County, and Sutter County). In 2010, the White (not Hispanic or Latino) population within Yolo County made up about half (49.9%) of the County's population. The higher scores indicate higher levels of segregation among those race and ethnic groups. The County does not have any racial or ethnic groups with scores higher than 60 (indicating high similarity and segregation). Most identified race and ethnic groups (except for "Hispanic") exhibit low levels of dissimilarity and segregation in Yolo County (scores less than 30).

The highest levels of segregation within Yolo County are Hispanic (34.1%) exhibiting moderate levels of dissimilarity and segregation in Yolo County (scores between 30 and 60). These scores correlate directly with the percentage of people within that racial or ethnic group that would need to move into a predominately white census tract in order to achieve a more integrated community. For instance, 34.1% of the Hispanic population would need to move into predominately white census tract areas to achieve "perfect" integration.

Figure V-1: Dissimilarity Index for Race and Ethnic Groups with Non-Hispanic Whites (NHW) – Yolo County and the SACOG Regional Average (2010)



Source: HCD, AFFH GIS Map 18 – Racial/Ethnic Dissimilarity Trends (2010). Access <https://egis.hud.gov/affht/>

The Dissimilarity Index is not available at the Census tract level, so Neighborhood Segregation data has also been reviewed to identify areas of dissimilarity or segregation. As shown in Figure V-2, the County does not have any areas that are mostly a single race. The communities of Guinda, Capay, Esparto, Madison, Dunnigan, Zamora, Yolo, Knights Landing, and the area around Winters have predominately Latinx-White populations, while Clarksburg and the areas around Woodland, Davis, West Sacramento have a mix of three or more races and ethnicities, with the area in and around Davis also having several areas that are predominantly Asian-White and one area with four or more races. West Sacramento has areas showing the greatest diversity with multiple areas that have four or more races/ethnicities as well as areas identified as diverse. There are no regional averages for the Neighborhood Segregation data. While there are no mostly White areas in Yolo County, Sacramento County, Placer County, and El Dorado County each have multiple areas that are Mostly White. Sacramento County also exhibits the most diversity in the region, with multiple neighborhoods and areas with four or more races as well as multiple neighborhoods and areas labeled as diverse.

When compared to the SACOG six-county regional average, Yolo County exhibits lower levels of dissimilarity and segregation than the region as a whole, when considering the populations identifying as Asian, Black, and Other. The Hispanic population in Yolo County exhibits a higher level of dissimilarity than in the region, which could be due in part to the large farmworker population in Yolo County and the multiple Migrant Housing Centers. However, the index is still on the lower level of moderate segregation. Overall, these patterns indicate that in general, Yolo County is less dissimilar and more integrated for most of the identified racial and ethnic groups, and the community's most dissimilar community (its Hispanic population) is most likely due to the high farmworker population in Yolo County, multiple migrant working facilities, and recent affordable farmworker housing projects. This analysis suggested that patterns of segregation at the local level reflect those at the regional level as well, and that partnerships with regional agencies and advocates may be an effective way to address local issues of moderate segregation. The County has included Action HO-A31 in the Housing Plan to help address barriers to racial and ethnic equity.

Diversity Index

Tracking the diversity of cities and counties throughout California is crucial to understanding the shifting demographics of race and ethnicity in California and the United States. Esri's Diversity Index captures the racial and ethnic diversity of a geographic area in a single number, from 0 to 100. Scores less than 40 represent lower diversity in the jurisdiction while scores of greater than 85 represent higher diversity. Additionally, scores between 40-55 represent low diversity, 55-70 represent moderate diversity, and 70-85 represent high diversity. As shown in Figure V-32, Countywide Diversity Index, there generally appears to be higher diversity index scores throughout the unincorporated County, with the highest diversity index scores (>85) are located in Esparto and Madison. The lowest diversity index scores within the unincorporated areas include one census block group northwest of Davis scoring 40-55 and one census block group adjacent to Davis (which appears to cover El Macero) scoring the lowest diversity. Compared to the incorporated cities, the unincorporated areas have an overall higher diversity index score, with the majority of the unincorporated County scoring between 70 –85. The City of Davis appears to have the overall lowest diversity with the majority of census block groups scoring between 55 – 70, and multiple census block groups scoring the lowest diversity index score and 40 – 55.

Additionally, as shown on Figure V-32, Yolo County generally has higher diversity index scores than the neighboring counties. For example, the majority of Napa County scores between 40 – 55 on the

diversity index. Additionally, Sacramento County appears to have a stark contrast in diversity with the central and northeastern portions of the county contain lower diversity (less than 55) and the southern and northwestern portions of the County containing higher diversity (greater than 70). Comparing Yolo County's diversity index scores to nearby Sacramento and Napa Counties, it appears that Yolo County generally has a more diverse population spread throughout the County.

Mapped Patterns of Integration and Segregation

Patterns of integration and segregation are also considered for people with disabilities, familial status, and income groups. Relying primarily on data available from the US Census, it is possible to map and consider existing patterns which may indicate historical influences and future trends.

Yolo County is home to a number of persons with disabilities, and persons with disabilities are represented throughout Yolo County with discernible patterns of segregation, as illustrated on Figure V-43. The higher concentrations are identified in the census tracts within the incorporated areas of the County, including the cities of Davis, Woodland, and West Sacramento. As shown in Figure V-43, nine census tracts in the City of Woodland contain 10 – 20% of the population with a disability, three census tracts in the City of West Sacramento contain 10 – 20% of the population with a disability, and one census tract in the City of Davis contains 10 – 20%. Conversely, one census tract containing the unincorporated communities of Madison, Esparto, Capay, Rumsey, and Guinda as well as the one census tract covering the unincorporated communities of Knights Landing, Yolo, Zamora, and Dunnigan both contain 10 – 20% of the population with a disability. Because incorporated cities typically contain a larger share of the County population than unincorporated areas, it is anticipated that a larger share of persons with a disability are located in the cities of Woodland, West Sacramento, and Davis, which typically have larger transit and activity centers and more access to goods and services, including medical care and assistance. Additionally, unincorporated communities are generally seen as less suitable for persons with disabilities who may have impaired mobility and difficulty accessing goods and services. This is highlighted by Table II-15 of Section II (Housing Needs), which identifies a total of 20,922 disabilities Countywide and only 2,983 disabilities within the unincorporated communities. Further, the California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code; therefore, it should be noted that zip codes for incorporated cities may contain portions of unincorporated Yolo County. As shown in Table II-16, the DDS data indicates that a total of >51 developmentally persons reside in zip codes for the unincorporated areas of Yolo County, while 1,723 developmentally persons reside in an incorporated city.

It is important to note that while the incorporated cities generally contain a higher concentration of people with disabilities, no discernable or historical patterns of segregation exist in the unincorporated County. The County has extremely large census tracts, so it is difficult to identify the exact concentrations of populations with a disability in the individual unincorporated communities. However, it is anticipated that the concentrations of populations with a disability would be in the less rural and more urbanized unincorporated communities and communities with assisted housing, such as Esparto, Madison, and Knights Landing, as these communities have more access to services, transit, and major activity centers than the other unincorporated communities. Projects which cater to persons with disabilities are more likely to be located along transit lines and around activity centers, as reflected on Figures V-24 and V-10, because these facilities provide safe and secure access to facilities for persons

with disabilities. More geographically isolated areas or areas with steep topography or rural terrain, like the unincorporated County's northwestern (i.e., Rumsey, Guinda, Capay), northeastern (Zamora, Yolo, and Dunnigan), and southeastern (Clarksburg) communities, are less suitable for persons with disabilities who may have impaired mobility and difficulty accessing goods and services. Further, it is important to identify that while Figure V-3-4 identifies the census tracts for the unincorporated communities contain 10 – 20% of persons with a disability, the unincorporated communities generally have a lower share compared to the total County population. This is likely due to the incorporated communities having a higher level of services, including healthcare, shopping, and transit, as well as more assisted housing. With such a small concentration of the total persons with a disability located within the unincorporated areas, the County finds that there are not significant patterns of segregation impacting persons with disabilities living in unincorporated Yolo County.

As shown in Figure V-54, Yolo County is also home to a number of female-headed households, with the more densely developed/more populated census tracts in Yolo County having higher levels of female-headed households. The cities of Davis, Woodland, and West Sacramento each contain four census tracts with 20 – 40% of households with a female head, with the remaining census tracts in the incorporated cities containing less than 20% of households with a female head. It is noted that two of the census tracts in Davis and one of the census tracts in West Sacramento with 20 – 40% of households with a female head extend out into areas of the unincorporated County. This results in a larger percentage of female-headed households located in and immediately adjacent to the incorporated cities, as identified on Figure V-54. Conversely, the less developed areas, including the northern (i.e., Monument Hills, Madison, Esparto, Yolo, Knights Landing, Zamora, Dunnigan, Capay, Guinda, Rumsey) and southeastern (i.e., Clarksburg) unincorporated communities of Yolo County located farther away from the incorporated cities, have a smaller proportion (less than 20%) of female-headed households. Upon a deeper dive into the data, Table II-11 in Section II (Housing Needs) identifies that there are approximately 724 households with female heads compared to 5,138 total households in the unincorporated area. A higher percentage of female-headed households are anticipated to be located within the incorporated cities, as these areas have better access to transit and major activity and employment centers. There are no known historic patterns of segregation by familial status, including by household gender, which the County finds as contributing factors to continued segregation in Yolo County. However, it is important to note that although female-headed households made up only 14.5% of all families, they accounted for 36.5% of families in poverty. For this reason, it is expected that female-headed households are more likely to be located in the less rural and more urbanized unincorporated communities with existing assisted housing, such as Esparto, Madison, and Knights Landing, as these communities have more access to transit and major activity centers than the other unincorporated communities. Additionally, comparing Figure V-54 with Figures V-7, V-9, V-11, and V-16 indicates that female-headed households are located in a variety of census tracts with different incomes, access to opportunities, and resource levels throughout the County. Based on the above, it appears that there are not significant patterns of segregation impacting female-headed households.

The unincorporated County's older residents, specifically persons 65 years of age or older, tend to be concentrated in the northern and southeastern portions of the unincorporated County, as well as in two census tracts in the City of Davis that extend north and west into the unincorporated area. As shown in Figure V-65, the three census tracts covering the unincorporated communities of Madison, Esparto, Capay, Guinda, Rumsey, Yolo, Knights Landing, Zamora, Dunnigan, and Clarksburg all contain 15 – 20% of the population age 65 years or older. Additionally, the two census tracts in the City of Davis

extending to the north and west into the unincorporated areas also contain 15 – 20% of the population age 65 years or older. These areas generally correspond with the County's affordable rental apartments and senior housing facilities, including age-restricted mobile home communities, which provide affordable housing options for senior residents. However, it is noted that the largest concentrations of persons 65 years of age or older in Yolo County appears to be located in Woodland with two census tracts identified as having 20% – 25% of the population age 65 years or older and three census tracts identified as having 15% – 20% of the population age 65 years or older. Because incorporated cities typically contain a larger share of the County population than unincorporated areas, it is anticipated that a larger share of persons 65 years of age or older are located in the City of Woodland. With that said, the senior (65+) population of the unincorporated area has been growing steadily over the past 2 decades, increasing from 9.9% (or 2,218) of the total unincorporated population in 2000 to 11.4% (or 2,768 persons) in 2010 to 13.1% (or 3,675 persons) in 2018. This continual increase in persons 65 years of age or older indicates a need to provide more services for this segment of the community. Therefore, there is a need to provide affordable rental apartments and senior housing in the cities as well as throughout the unincorporated areas to assist the growing population of older residents in the County. In Spring 2021, the Blue Mountain Terrace residential development in the City of Winters will open providing 63 brand new, affordable 1 and 2 bedroom apartment homes for seniors (all household members must be 62 years of age or older) on a fixed income, with 22 of the units designated specifically for disabled seniors. It is anticipated that this new development would allow local seniors in Yolo County to age in place, with affordable rents. Following the opening of the Blue Mountain Terrace project it is anticipated that the concentrations of the County's older residents may shift, due to this new senior project in the City of Winters, which currently has 10 to 15% of the population 65 years or older.

Figure V-76 identifies the 2018 median household income for Yolo County. As shown, it appears that the rural unincorporated communities in the central and northern portions of the County generally have 2019 median household incomes below the AMI, while incorporated cities and unincorporated areas adjacent to cities appear to have median household incomes at or significantly above the AMI. Reviewing ACS 2010 – 2014 median income data, it appears that patterns of moderately segregated economic wealth, as indicated by median household income, do exist in Yolo County. These patterns are largely a result of the County's development pattern, with the unincorporated, more rural areas of Yolo County having lower levels of household income when compared to the County's incorporated cities. Additionally, older areas of the County with long-time homeowners appear to have lower levels of household income when compared to the County's newer single-family developments, which require higher household incomes to purchase new homes. For example, the 2014 median household income of the rural unincorporated communities of Madison, Esparto, Capay, Guinda, Rumsey, Yolo, Knights Landing, Zamora, and Dunnigan was less than \$60,000 per year, while unincorporated areas adjacent to the cities of Davis, Woodland, and West Sacramento range between less than \$80,000 per year to over \$100,000 per year. In 2019, the census tracts with lower median household incomes are located in the northern unincorporated communities of the County, with the lowest median household incomes (\$30,000 -- \$55,000) located in the unincorporated communities along I-5 (i.e., Yolo, Zamora, and Dunnigan) and Interstate 113 (i.e., Knights Landing) and the unincorporated community of Madison, where new residential developments are less likely to occur due to flooding concerns and lack of community water/wastewater systems. Additionally, the census tracts for the unincorporated communities of Esparto, Capay, Guinda, and Rumsey have a 2019 median household income between \$55,000 -- \$87,100, which potentially represents an increase in median household income. However, the census tracts for unincorporated areas adjacent to incorporated cities appear to still maintain the

highest median income of all of the incorporated areas in 2019. For example, unincorporated areas adjacent to the City of Davis and south of West Sacramento have median household incomes over \$125,000. Additionally, the unincorporated areas south of Woodland and adjacent to Winters have median incomes between \$87,100 -- \$125,000. Therefore, based on the above, it appears that historical patterns of moderately segregated economic wealth exists within the unincorporated county.

Findings

As previously discussed, the higher dissimilarity scores indicate higher levels of segregation among those race and ethnic groups. The County does not have any racial or ethnic groups with scores higher than 60 (indicating high similarity and segregation). Most identified race and ethnic groups (except for “Hispanic”) exhibit low levels of dissimilarity and segregation in Yolo County (scores less than 30). The highest levels of segregation within Yolo County are Hispanic (34.06%) exhibiting moderate levels of dissimilarity and segregation in Yolo County (scores between 30 and 60). Overall, Yolo County exhibits lower levels of dissimilarity and segregation than the SACOG regional average, when considering the populations identifying as Asian, Black, and Other. The Hispanic population in Yolo County exhibits a higher level of dissimilarity than the regional average; however, this could be due in part to the large farmworker population in Yolo County, including the 2 existing assisted farmworker housing sites identified on Figures V-2 ~~through~~ ~~V-13~~ ~~16~~.

Based on the above analysis, the County finds that there are no known historic patterns of segregation by race and ethnicity, persons with disabilities, or familial status. However, it appears that historical patterns of moderately segregated economic wealth exist within the unincorporated county with more rural, unincorporated communities having median household incomes below the AMI, while incorporated cities and unincorporated areas adjacent to cities appearing to have median household incomes at or significantly above the AMI. Additionally, comparing Figure V-2-3 (Countywide Diversity Index) to Figure V-6-7 (Median Household Income By Block Group) further reveals that areas with higher diversity index scores generally have incomes below the County AMI. For example, the lowest diversity index scores within the unincorporated areas include one census block group northwest of Davis scoring 40-55 and one census block group adjacent to Davis (which appears to cover El Macero) scoring the lowest diversity. Figure V-6-7 identifies these areas as having the highest median household income of over \$125,000 per year. Conversely, the census block groups containing Madison and Esparto have the highest diversity scores, but median incomes of between \$30,000 -- \$55,000 and \$55,000 -- \$87,100, respectively. Additionally, the census block group containing Capay, Guinda, and Rumsey and the census block group containing Knights Landing, Yolo, and Dunnigan both have high diversity index scores between 70 – 85. However, these census blocks have a median income of \$55,000 -- \$87,100 and \$30,000 -- \$55,000, respectively.

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

To assist communities in identifying racially/ethnically concentrated areas of poverty (RECAPs), HUD has developed a census tract-based definition of RECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: RECAPs must have a non-white population of 50% or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40% or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a RECAP if it

has a poverty rate that exceeds 40% or is 3 or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

The Sacramento Valley AI performed an analysis of RECAPs within the Sacramento Valley and found the only RECAPs among the Yolo County jurisdictions are in Davis, with the RECAP in Davis's south area including a small portion of the unincorporated County that is bordered by Davis on three sides and. The 2 RECAPs in Davis have some concentration of Asian households and the areas right outside of the city have very low-cost burden or concentration by race or ethnicity. The City of Davis noted in its Draft Housing Element that UC Davis students tend to be more racially and ethnically diverse than the population of Davis overall and, like most college student populations, tend to have low incomes, concluding that it is reasonable to expect that areas with large UC Davis student populations will also have large populations of non-White residents and residents with incomes below the poverty line. However, it appears No additional RECAPs are identified in unincorporated Yolo County and there are no RECAPs in or adjacent to any of the County's unincorporated communities, including Esparto, Knights Landing, Madison, Dunnigan, Guinda, Yolo, Capay, and Clarksburg. In the greater Sacramento Valley region, there are approximately 22 RECAPs, including one in Yuba City, 19 in Sacramento County with the majority of RECAPs located in and around the City of Sacramento, one located near Rancho Cordova, and one near the Foothill Farms area.

The County has a poverty rate ~~larger~~ higher than the regional and national average. Further analysis using the U.S. Department of Housing and Urban Developments RECAP GIS mapping tool confirms that all census tracts within the unincorporated areas have a RECAP value of 0, indicating that the census tracts within unincorporated Yolo County do not meet the defined parameters for a racially or ethnically concentrated area of poverty as defined by HUD. Additionally, Figure V-9-11 identifies areas of High Segregation and Poverty, as identified on California Tax Credit Allocation Committee (TCAC)/HCD Opportunity Area maps. As shown, no areas classified as High Segregation and Poverty exist in the unincorporated areas. However, ~~it appears that~~ the City of West Sacramento contains two census tracts classified as High Segregation and Poverty. In the greater region, High Segregation and Poverty areas are identified in and around the City of Sacramento, the Foothill Farms area of Sacramento County, and in Yuba and Sutter Counties in and around Yuba City and Marysville with the largest clusters occurring in and around the City of Sacramento.

Figure V-~~10~~ 12 provides an ethnicity analysis identifying the majority racial concentrations in Yolo County. As shown, the census tract containing the unincorporated communities of Madison, Esparto, Capay, Guinda, and Rumsey has a slim (<10%) white majority racial concentration, while the census tracts surrounding the cities of Davis, Woodland, and West Sacramento and census tract containing Clarksburg have a sizeable (10% to 50%) white majority racial concentration. Additionally, the census tracts containing the Winters, the unincorporated area around the City of Winters, and the unincorporated area north of State Route 16 and the City of Woodland, generally east of Interstate 505 covering the unincorporated communities of Knights Landing, Yolo, Zamora, and Dunnigan have a slim (<10%) Hispanic majority racial concentration. Additionally, a slim Asian majority racial concentration is located adjacent to the southern city limit boundary of the City of Davis; however, it is important to note that this area is land under the jurisdiction of the University of California, Davis.

While unincorporated Yolo County does not have any racially or ethnically concentrated areas, ~~or~~ RECAPs, or TCAC High Segregation and Poverty Areas, concentrations of very-low and low-income

populations are spread throughout the county in varying levels. As shown on Figure V-14-16 (Very Low and Low-Income Population), it appears the majority of the census block groups in the unincorporated area have 50 – 75% of the population within the very low- or low-income group, while a few census block groups between the cities of Davis and Woodland and adjacent to the City of West Sacramento containing 25 – 50% of the population within the very low or low income group. It is noted that the land under the jurisdiction of the University of California, Davis, contains more than 75% of the population within the very low and low income group. Therefore, comparing Figure V-10-12 to Figure V-14-16, it does not appear that there is correlation between higher concentrations of non-white populations to higher concentrations of very-low and low income populations.

However, in comparing areas of affluence or wealth, particularly the highest income (\$125,000 median annual income and higher) areas shown on Figure V-67, the highest income census tracts in the County are located in and around Davis, Woodland, and West Sacramento. In general, the areas of affluence are located adjacent or partially within the cities and incomes in areas bordering the cities are generally comparable to the median incomes in the adjoining areas of each city, with an exception in southwest Davis. The block group occupied by UC Davis, located southwest of the City has a median income of less than \$30,000 in comparison with the more affluent areas in the unincorporated County to the north, in Solano County to the South, and in the City of Davis to the north and east. The housing in this area is primarily student housing on the UC Davis campus. Like most college student populations, this area has low incomes and is consistent with the City of Davis' review of the area in its Housing Element, where it concluded that it is reasonable to expect that areas with large UC Davis student populations will also have large populations of non-White residents and residents with incomes below the poverty line.

In the unincorporated areas, there are higher income census tracts located north and west of Davis, southeast of Davis, and south of West Sacramento. Comparing these more affluent areas to areas with less racial diversity as shown on Figure V-120, it is noted that there is a sizeable White majority gap in the more affluent area north and west of Davis and a sizeable to predominant White majority gap in the areas southeast of Davis. Similarly, these higher income areas in the vicinity of Davis also rate moderately to low in terms of racial diversity, including in the 40-55 diversity index range to the northwest of Davis and in the mid and lower diversity ranges in the area southeast of Davis. However, while there is a sizeable White majority gap in the more affluent area south of West Sacramento, this area also has a relatively diverse population, ranking in the 70-85 diversity index category shown on Figure V-23. As discussed in the Findings section, the Housing Plan includes programs to encourage increased diversity and housing opportunities in the unincorporated County and to provide education related to fair housing rights. However, it is noted that many of these areas, such as the area west of Davis and the area south of West Sacramento are solely or predominantly agricultural land. Therefore, the Housing Plan Action HO-A34 focuses on increasing opportunities for multifamily or mixed income development in these areas only where there are existing clusters of housing or where there would be a logical extension of the urban development pattern without a significant loss of farmland and through increasing diversity through encouraging additional eligible farmworker housing that qualifies as a permitted use under State law.

Disparities in Access to Opportunities

HUD developed the opportunity indicators to help inform communities about disparities in access to opportunity, the scores are based on nationally available data sources and assess resident's access to

key opportunity assets in the County. Table V-5 provides the index scores (ranging from zero to 100) for the following opportunity indicator indices:

- Low Poverty Index: The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. *The higher the score, the less exposure to poverty in a neighborhood.*
- School Proficiency Index: The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the score, the higher the school system quality is in a neighborhood.*
- Labor Market Engagement Index: The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. *The higher the score, the higher the labor force participation and human capital in a neighborhood.*
- Transit Trips Index: This index is based on estimates of transit trips taken by a family that meets the following description: a three-person single-parent family with income at 50% of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). *The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.*
- Low Transportation Cost Index: This index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50% of the median income for renters for the region/CBSA. *The higher the index, the lower the cost of transportation in that neighborhood.*
- Jobs Proximity Index: The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. *The higher the index value, the better the access to employment opportunities for residents in a neighborhood.*
- Environmental Health Index: The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. *Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block group.*

Opportunity indicators were obtained for Yolo County and the Sacramento-Roseville-Arden-Arcade MSA from the HUD Affirmatively Furthering Fair Housing GIS tool. Table V-5 identifies the opportunity indicators by race and ethnicity for the total population of Yolo County while Table V-6 identifies the opportunity indicators by race and ethnicity for the total population of the Sacramento-Roseville-Arden-Arcade MSA and population below the Federal poverty line.

TABLE V-2. OPPORTUNITY INDICATORS BY RACE/ETHNICITY –YOLO COUNTY							
Race/Ethnicity	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White*	61.4	56.9	61.4	62.1	61.0	51.9	32.6
Black*	58.5	52.6	57.5	65.0	60.2	61.2	26.6
Hispanic	49.3	39.3	44.1	61.1	61.2	51.8	34.1
Asian or Pacific Islander*	66.3	67.7	67.7	63.8	62.8	51.2	30.5
Native American*	47.0	36.6	43.6	64.1	62.8	59.7	31.0
Source: HUD Affirmatively Furthering Fair Housing GIS Explorer, https://egis.hud.gov/affht/							

As shown in Table V-5, Hispanic and Native American residents of Yolo County had relatively less access to opportunity. Specifically, Hispanic and Native American residents had values between 30 to 50 in the low poverty index, school proficiency index, labor market index, and the environmental health index, indicating that these areas should receive special attention to ensure that the opportunity levels do not dip lower into the lowest quadrant (25 or lower), which could indicate some more systemic issues related to opportunity access. Additionally, it should be noted that all residents in Yolo County had an environmental health index below 35, with Black residents having the lowest value of 26.6. As such, the analysis indicates that access to opportunity is not a substantial issue within Yolo County at this time, and does not appear to be significantly influenced by race or ethnicity.

TABLE V-3. OPPORTUNITY INDICATORS BY RACE/ETHNICITY – SACRAMENTO VALLEY REGION							
Race/Ethnicity	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White*	57.53	53.97	49.93	55.36	59.48	46.47	19.38
Black*	39.17	37.19	33.79	64.13	65.66	45.16	17.57
Hispanic	41.42	39.62	36.81	61.25	63.81	47.32	20.83
Asian or Pacific Islander*	50.73	48.90	46.98	60.56	60.97	41.46	20.72
Native American*	46.37	46.37	44.11	39.13	57.43	61.82	48.40
Population Below Federal Poverty Line							
White*	45.53	45.05	41.68	61.11	64.91	50.07	18.27
Black*	27.62	31.13	27.74	69.74	70.43	50.11	15.44

Hispanic	31.22	31.64	29.10	65.75	67.96	51.23	20.01
Asian or Pacific Islander*	37.21	38.18	35.75	65.39	66.69	46.02	19.62
Native American*	30.55	30.84	28.33	65.84	67.83	55.50	17.52
Source: HUD Affirmatively Furthering Fair Housing GIS Explorer, https://egis.hud.gov/affht/							

Compared to Yolo County residents (see Table V-5), residents in the Sacramento-Roseville-Arden-Arcade MSA (see Table V-6) appear to have relatively less access to opportunities, noting reductions in almost all index categories in all race/ethnicities. The largest reduction in opportunity is shown in the environmental health index, which falls below 25 for all races in the total population (except Native American residents) and residents below the Federal poverty line indicating that there may be some more systemic issues related to opportunity access. However, as previously stated, the Sacramento—Roseville-Arden-Arcade MSA includes the Counties of El Dorado, Placer, Sacramento, and Yolo, which all have unique issues related to access to opportunities and varying diversity within populations. Therefore, values of the Sacramento-Roseville-Arden-Arcade MSA may not be completely representative of the unincorporated communities of Yolo County, which are small, rural communities with a high Hispanic and White population and relatively small Black, Asian, and Native American population.

As part of the outreach effort described previously, residents were asked to identify housing priorities which relate to access to opportunities. Specifically, 48% of respondents indicated it is very important to provide housing within walking distance to services, schools, and downtown areas, 56% indicated that it is very important to integrate affordable housing throughout the community to create mixed-income neighborhoods, and 71% indicated that it is very important to ensure all persons and households have fair and equitable access to housing and housing opportunities.,

Regional Opportunity Index

The UC Davis Center for Regional Change and Rabobank, N.A. partnered to develop the Regional Opportunity Index (ROI) intended to help understand social and economic opportunity in California’s communities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI integrates a variety of data topics, including education, economic development, housing, mobility, health/environment, and civic life, and “maps” areas of potential investment by identifying specific areas of urgent need and opportunity. The ROI relies on many of the same data sources analyzed in the Housing Element, including the American Community Survey (ACS), the Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics (LODES) data, the California Department of Education, the California Department of Public Health, among others (data points are from 2014).

There are 2 ROI “maps”; the “people” ROI illustrates the relative measure of the **people’s** assets in education, the economy, housing, mobility/transportation, health/environment, and civic life) while the “place” ROI illustrates the relative measure of a **place’s** assets in those same categories. The tool analyzes different specific indicators for each of the 6 data topics, as summarized in Table V-2 below.

	People-Based Data Points	Place-Based Data Points
Education	<ul style="list-style-type: none"> • Elementary School Truancy • English Proficiency • Math Proficiency • College Educated Adults 	<ul style="list-style-type: none"> • High School Discipline rate • Teacher Experience • UC/CSU Eligible • High School Graduation Rate
Economic Development	<ul style="list-style-type: none"> • Minimum Basic Income • Employment Rate 	<ul style="list-style-type: none"> • Bank Accessibility • Job Quality • Job Growth • Job Availability
Housing	<ul style="list-style-type: none"> • Housing Cost Burden • Homeownership 	<ul style="list-style-type: none"> • Housing Affordability • Housing Adequacy
Mobility	<ul style="list-style-type: none"> • Internet Access • Commute Time • Vehicle Availability 	<ul style="list-style-type: none"> • N/A
Health/Environment	<ul style="list-style-type: none"> • Years of Life Lost • Births to Teens • Infant Health 	<ul style="list-style-type: none"> • Air Quality • Health Care Availability • Access to Supermarket • Prenatal Care
Civic Life	<ul style="list-style-type: none"> • English Speakers • Voting Rates 	<ul style="list-style-type: none"> • Neighborhood Stability • US Citizenship

Source: UC Davis Center for Regional Change, 2020

As shown in Figures V-6 and V-7, unincorporated Yolo County has significant differences between the relative measure of people-based assets versus placed-based assets, with people-based opportunities scoring better than place-based opportunities as shown in Tables V-3 and V-4.

Census Tract	Opportunity Level	Average or Higher Opportunities	Lower Opportunities
06113011500 (Madison, Esparto, Capay, Brooks, Guinda, and Rumsey)	Higher Opportunity	<ul style="list-style-type: none"> • Civic Life • Mobility/Transportation • Housing 	<ul style="list-style-type: none"> • Health/Environment • Education • Economy
06113011400 (Yolo, Knights Landing, Zamora, Dunnigan)	Average Opportunity	<ul style="list-style-type: none"> • Health/Environment • Housing 	<ul style="list-style-type: none"> • Civic Life • Mobility/Transportation • Economy • Education
06113011300 (Winters and Unincorporated Area around Winters)	Higher Opportunity	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Mobility/Transportation • Housing • Economy 	<ul style="list-style-type: none"> • Education
06113011206 (Unincorporated Area outside of Woodland,	Higher Opportunity	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Mobility/Transportation • Housing 	<ul style="list-style-type: none"> • Education

including Monument Hills and Wild Wings)		<ul style="list-style-type: none"> • Economy 	
06113010505 (Unincorporated Area outside of Davis)	Highest Opportunity	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Mobility/Transportation • Housing • Economy • Education 	
06113010508 (Davis and Unincorporated Area around Davis)	Highest Opportunity	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Mobility/Transportation • Housing • Economy • Education 	
06113010510 (Davis and Unincorporated Area around Davis, including North Davis Meadows)	Higher Opportunity	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Mobility/Transportation • Education 	<ul style="list-style-type: none"> • Housing • Economy
06113010605 (Davis and Unincorporated Area around Davis)	Highest Opportunity	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Mobility/Transportation • Housing • Economy • Education 	
06113010607 (Davis and Unincorporated Area around Davis, including Willowbank)	Highest Opportunity	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Mobility/Transportation • Housing • Economy • Education 	
06113010608 (Davis and Unincorporated Area around Davis, includes Royal Oak MHP)	Average Opportunity	<ul style="list-style-type: none"> • Health/Environment • Mobility/Transportation • Education 	<ul style="list-style-type: none"> • Civic Life • Housing • Economy
06113010401 (Unincorporated Area outside of Davis, including El Macero, to Clarksburg in southeast corner of the County)	Highest Opportunity	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Mobility/Transportation • Housing • Economy • Education 	
06113010402 (West Sacramento and Unincorporated Area to the south)	Highest Opportunity	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Mobility/Transportation • Housing • Economy • Education 	
06113010102	Average Opportunity	<ul style="list-style-type: none"> • Mobility/Transportation 	<ul style="list-style-type: none"> • Civic Life • Health/Environment

(Unincorporated Area north of West Sacramento along the river)		<ul style="list-style-type: none"> • Housing • Economy • Education
Source: UC Davis Center for Regional Change, 2020 (using 2014 data points)		

As shown in Table V-3, the results of this analysis indicate that the unincorporated areas around the cities of Woodland, Davis, and West Sacramento and the unincorporated community of Clarksburg have a high- to the highest-level of people-based opportunities while the rural unincorporated communities have an average- to high-level of people-based opportunities. For example, the unincorporated communities of Madison, Esparto, Capay, Brooks, Guinda, Rumsey have high-level of people-based opportunities and the unincorporated communities of Yolo, Knights Landing, Zamora, and Dunnigan have an average-level of people-based opportunities. The most significant issues facing the rural, unincorporated communities revolve around education (Elementary School truancy, English proficiency, math proficiency, college-educated adults) and the economy (minimum basic income, employment rate). Additionally, Madison, Esparto, Capay, Brooks, Guinda, Rumsey have issues revolving around health/environment (years of life lost, births to teens, infant health) while the communities of Yolo, Knights Landing, Zamora, and Dunnigan also have issues revolving around transportation/mobility (internet access, commute times, vehicle availability) and civic life (English fluency, voting rates).

Census Tract	Opportunity Level	Average or Higher Opportunities	Lower Opportunities
06113011500 (Madison, Esparto, Capay, Brooks, Guinda, and Rumsey)	Lower Opportunity	<ul style="list-style-type: none"> • Housing 	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Economy • Education
06113011400 (Yolo, Knights Landing, Zamora, Dunnigan)	Lower Opportunity	<ul style="list-style-type: none"> • Civic Life • Housing 	<ul style="list-style-type: none"> • Health/Environment • Economy • Education
06113011300 (Winters and Unincorporated Area around Winters)	Average Opportunity	<ul style="list-style-type: none"> • Civic Life • Housing 	<ul style="list-style-type: none"> • Health/Environment • Economy • Education
06113011206 (Unincorporated Area outside of Woodland, including Monument Hills and Wild Wings)	Higher Opportunity	<ul style="list-style-type: none"> • Civic Life • Housing • Economy 	<ul style="list-style-type: none"> • Health/Environment • Education
06113010505 (Unincorporated Area outside of Davis)	Highest Opportunity	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Housing • Economy • Education 	
06113010508	Higher Opportunity	<ul style="list-style-type: none"> • Health/Environment 	<ul style="list-style-type: none"> • Civic Life

(Davis and Unincorporated Area around Davis)		<ul style="list-style-type: none"> • Economy • Education 	<ul style="list-style-type: none"> • Housing
06113010510 (Davis and Unincorporated Area around Davis, including North Davis Meadows)	Higher Opportunity	<ul style="list-style-type: none"> • Health/Environment • Economy • Education 	<ul style="list-style-type: none"> • Civic Life • Housing
06113010605 (Davis and Unincorporated Area around Davis)	Average Opportunity	<ul style="list-style-type: none"> • Civic Life • Housing • Economy • Education 	<ul style="list-style-type: none"> • Health/Environment
06113010607 (Davis and Unincorporated Area around Davis, including Willowbank)	Highest Opportunity	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Housing • Economy • Education 	
06113010608 (Davis and Unincorporated Area around Davis, includes Royal Oak MHP)	Higher Opportunity	<ul style="list-style-type: none"> • Health/Environment • Economy • Education 	<ul style="list-style-type: none"> • Civic Life • Housing
06113010401 (Unincorporated Area outside of Davis, including El Macero, to Clarksburg in southeast corner of the County)	Average Opportunity	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Education 	<ul style="list-style-type: none"> • Housing • Economy
06113010402 (West Sacramento and Unincorporated Area to the south)	Lower Opportunity	<ul style="list-style-type: none"> • Civic Life • Housing • Economy 	<ul style="list-style-type: none"> • Health/Environment • Education
06113010102 (Unincorporated Area north of West Sacramento along the river)	Highest Opportunity	<ul style="list-style-type: none"> • Civic Life • Health/Environment • Housing • Economy 	<ul style="list-style-type: none"> • Education
Source: UC Davis Center for Regional Change, 2020 (using 2014 data points)			

When considering place-based opportunities, which the County arguably has more control over, the rural unincorporated communities have the lower-level of opportunities while the unincorporated areas adjacent to cities generally have average- to the highest-level of opportunities. As described in Table V-4, the unincorporated communities of Madison, Esparto, Capay, Brooks, Guinda, Rumsey, Yolo, Knights Landing, Zamora, and Dunnigan have a lower-level of place-based opportunities. The most significant issues related to place-based opportunities in these unincorporated communities revolve around the civic life, health/environment, economy, and education. The most pressing civic life issues facing the unincorporated communities revolve around neighborhood stability and US citizenship while the most pressing health and environment issues are related to access to health care, supermarkets, and adequate prenatal care. Upon a deeper dive into the data, there are no existing medical centers or

hospitals in the unincorporated communities, except the Knights Landing Health Clinic, and the nearest medical centers or hospitals are located in Woodland (i.e., Woodland Memorial Hospital, Hansen Family Health Center, Woodland Health Center) approximately 3.45 miles south of Yolo and 9 miles east of Madison. Moreover, each unincorporated community has smaller neighborhood grocery stores/markets, but no large supermarkets, which provide a wider-range of products.

TCAC/HCD Opportunity Area Maps

The Department of Housing and Community Development together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force’s methodology, the tool allocates the 20% of the tracts in each region with the highest relative index scores to the “Highest Resource” designation and the next 20% to the “High Resource” designation. Each region then ends up with 40% of its total tracts as “Highest” or “High” resource. These 2 categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. The remaining tracts are then evenly divided into “Low Resources” and “Moderate Resource”. As shown in Figure V-11, the census tracts for the unincorporated communities of Guinda, Knights Landing, Yolo, Zamora, and Dunnigan is classified as “Low Resource” while the census tract for the unincorporated community of Madison and Monument Hills is classified as “Moderate Resource”. Additionally, the census tract for the unincorporated communities of Esparto, Capay, and Rumsey is classified as “High Resource” and the census tract for the unincorporated community of Clarksburg is “Highest Resource”. The remaining census tracts in unincorporated Yolo County located just outside of the incorporated cities of Winters, Davis, Woodland, and West Sacramento identified as “Moderate Resource” to “Highest Resource”, with the exception of one census tract north of West Sacramento identified as “Low Resource”.

Employment Opportunity and Proximity to Jobs

The unincorporated communities have low levels of place-based economic opportunities related to job availability, growth, and quality, and access to banks. As discussed below, the employment rate in a number of communities has been declining and the overall availability of jobs is low, as shown by the low number of jobs in each community. Additionally, a number of communities do not have a bank available for residents. Currently, the communities of Esparto, Madison, Capay, Guinda, Brooks, Rumsey, Knights Landing, Yolo, Zamora, and Dunnigan do not have a bank and instead need to travel to Esparto, to access a Bank of the West ATM, or Woodland, which contains multiple banks.

Major employers in Yolo County listed by the California Employment Development Department are primarily located in or adjacent to the incorporated cities, with the exception of Cache Creek Casino Resort located in the unincorporated County northwest of Esparto, Madison, and Capay and Promega

Corp located in Madison. Other significant employers include local governments (Yolo County in Woodland, the City of Davis), UC Davis, healthcare, retail, and industrial uses in Woodland, IKEA and a variety of industrial, wholesale, and retail uses in West Sacramento, and Mariani Nut Company in Winters.

A review of the top employment destinations of each unincorporated community based on the Census On the Map data for 2018 indicates that, while employment destinations vary from community to community, Woodland (284 jobs), Sacramento (96 jobs), Esparto (64 jobs), and Davis (56 jobs) are the primary employment destinations of the unincorporated communities. The top employment destinations (with 5 or more employees) for each unincorporated community and number of jobs in other communities are summarized below:

- Dunnigan – Woodland (25 jobs), Arbuckle (5 jobs), and various other locations (63 jobs),
- Esparto – Esparto (49 jobs), Woodland (92 jobs), Sacramento (19 jobs), and various other locations (198 jobs),
- Madison – Esparto (7 jobs), Woodland (5 jobs), and various other locations (21 jobs),
- Guinda – Woodland (14 jobs), Esparto (8 jobs), Davis (6 jobs), and various other locations (55 jobs),
- Clarksburg – Sacramento (58 jobs), Davis (42 jobs), West Sacramento (24 jobs), and various other locations (174 jobs),
- Yolo – Woodland (11 jobs) and various other locations (28 jobs),
- Knights Landing - Woodland (54 jobs), Yuba City (6 jobs), West Sacramento (5 jobs), and various other locations (120 jobs),
- Monument Hills – Woodland (83 jobs), Sacramento (19 jobs), Davis (18 jobs), and various other locations (17 jobs).

Upon a deeper dive into the data, it appears that the employment rate in a number of communities has been declining. From 2017 to 2018, employment in Knights Landing declined at a rate of 29.5%, from 386 employees to 272 employees¹⁷, and employment in Dunnigan declined at a rate of 9.8%, from 489 employees to 441 employees¹⁸. Additionally, employment in Guinda declined at a rate of 29.9 percent, from 107 to 75 employees¹⁹, and employment in Madison declined at a rate of 19.8%, from 293 to 235 employees²⁰. Conversely, employment in Esparto increased at a rate of 9.0%, from 1,530 to 1,670 employees²¹, and employment in Yolo grew at a rate of 1.7%, from 180 to 183 employees²². However, the growth still highlights the low number of available jobs within the unincorporated communities.

17 Data USA. Knights Landing [Employment by Industries]. Available at: <https://datausa.io/profile/geo/knights-landing-ca>

18 Data USA. Dunnigan Profile [Employment by Industries]. Available at: <https://datausa.io/profile/geo/dunnigan-ca>

19 Data USA. Guinda Profile [Employment by Industries]. Available at: <https://datausa.io/profile/geo/guinda-ca#economy>

20 Data USA. Madison Profile [Employment by Industries]. Available at: <https://datausa.io/profile/geo/madison-ca#economy>

21 Data USA. Esparto Profile [Employment by Industries]. Available at: <https://datausa.io/profile/geo/esparto-ca>

22 Data USA. Yolo Profile [Employment by Industries]. Available at: <https://datausa.io/profile/geo/yolo-ca>

Transportation Opportunity

Moreover, Aa number of the unincorporated communities face longer commute times than the average US worker (25.3 minute). The average commute time of Dunnigan residents was 31.2 minutes in 2018, with 3.24% of the workforce facing a commute in excess of 90 minutes (super commute), while the average commute time of employees in Madison was 35.6 minutes, with 13.1% of the workforce facing super commutes. Upon a deeper dive into the data, it does not appear that the longer average commute times are due to lack of access to transportation options or disproportionate transportation needs for members of protected classes. According to 2015-2019 ACS 5-year estimates, only 4.2% of employed residents from the unincorporated County have no access to a vehicle while 95.8% have access to one or more vehicles. Additionally, looking at just Dunnigan and Madison, only 3.7% of employed residents from Dunnigan have no access to a vehicle while all of the employed residents from Madison have access to one or more vehicles. Thus, the longer than average commutes appear to be related to the distance from the unincorporated communities to the major employers in the Sacramento Region.

Yolo County is served by YoloBus. Local bus routes are shown in Figure V-10. In March 2021, YoloBus adopted its Yolo Go plan which identifies its current service levels and identifies recommendations to improve service. The communities of Capay, Esparto, and Madison are located along Route 215 which connects these communities to Cache Creek Casino Resort at the northern terminus of the Route and the City of Woodland at the southern terminus of the route. Route 215 operates 7 days a week with 8- to 10-minute headways during peak commute times and 60 minute headways at other times and on weekends. Dunnigan, Yolo, and Zamora had been served by Route 217 which terminated at Dunnigan in the north and the City of Woodland in the south. Route 217 has historically had very few users, with approximately 1 user boarding per hour during times of service and was cancelled in 2021. Knights Landing was served by Route 216, which has been replaced with on-demand microtransit service to Woodland available weekdays from 8:30 am to 5:30 pm and Sunday from 12:30 pm to 5:30 pm. From Woodland and Davis, a number of routes are available to provide the unincorporated communities with access to destinations within Woodland and Davis as well as to the Sacramento International Airport, Sacramento, West Sacramento, Winters, and Vacaville. Clarksburg is not served by YoloBus, but is not a location that has been identified as having high poverty rates or a lack of access to opportunities and resources. Since the majority of the unincorporated communities have a direct transit route to Woodland, the number of jobs in Woodland versus other regional destinations is not surprising.

As shown in Figures V-8, V-9, and V-11, all of the approved lower income projects, approved mixed income projects, and potential lower income sites are located in the unincorporated community of Esparto, with the exception of one mixed income site south of Davis and one public housing site located in unincorporated Yolo County east of the Winters City limits. Comparing the local bus routes shown in Figure V-10 to the approved lower income projects, approved mixed income projects, and potential lower income sites, it appears that all sites are currently served by public transit. Specifically, the sites located in Esparto are served by Yolo Bus Route 215, which connects the residents in Esparto to the Cache Creek Casino Resort, Capay, Madison, and Woodland. Once in Woodland, residents have the ability to access a number of transit routes, such as YoloBus Routes 42A and 42B that both provide hourly service, seven days a week, and connecting residents to the cities of Davis, Sacramento, West Sacramento, and Woodland as well as the Sacramento International Airport. The one mixed income site south of Davis will have access to Unitrans bus routes, connecting residents to all areas of the City of Davis. Additionally, residents can access YoloBus routes at the Memorial Union Unitrans bus stop.

Overall, all of the approved lower income projects, approved mixed income projects, and potential lower income sites have access to a number of transit opportunities that allow residents to travel between the unincorporated areas to the incorporated cities in Yolo County, as well as the Downtown Sacramento and the Sacramento International Airport.

The Sacramento Region's progress has been mixed when it comes to transit and providing more transportation options. According to SACOG's 2021 Regional Progress Report, average transit service hours (the number of hours transit vehicles are providing revenue service) per capita between all transit operators in the SACOG Region has seen a decrease from approximately 0.8 annual service hour per resident in 2007 to less than 0.7 annual service hour per resident in 2018. Additionally, like service hours, transit boardings per capita has seen a decrease from approximately 20 transit passenger boardings per capita on 2009 to approximately 12 transit boardings per capita in 2018. Similarly, Yolobus has also experienced a decline in ridership, experiencing a decrease of 67.1% for Yolobus fixed routes and 36.4% for Yolobus Special Paratransit (ADA) service from October 2019 to October 2020²³. It is important to note that these significant drops in ridership between 2019 and 2020 are largely due to the COVID-19 pandemic. However, the data reveals that a larger concentration of persons with disabilities still needed to rely on transit services during the COVID-19 pandemic than the general fixed route riders, highlighting the importance of maintaining an efficient public transit system.

In addition to public transit, SACOG's Metropolitan Transportation Plan/Sustainable Communities Strategies notes the region faces a critical challenge in preserving the region's existing transportation system in a time of increasing costs and decreasing revenues. During the last decade local road conditions have declined significantly, leading to a growing backlog of maintenance projects and varying road conditions throughout the region. A pavement condition index is a consistent way to monitor the condition of roads. A score of 70 or above generally means a road is in good condition, requiring routine maintenance. Scores in the 60s are signs that road conditions are deteriorating at an increasing pace, and at risk of failing. Between 2008 and today, roadway conditions in the Sacramento Region have dropped from an average pavement condition index score of 70 to a score closer to 60. Compared to the Sacramento Region average, the pavement condition index score in Yolo County have been decreasing at a faster rate, dropping from a high of approximately 70 in 2008 to low of 55 in 2016. Overall, Yolo County had the lowest pavement condition index score in 2018 compared to the counties of El Dorado, Placer, Sacramento, Sutter, and Yuba²⁴. However, it is noted that the pavement condition index score in Yolo County has recently started to increase, rising from 55 in 2016 to approximately 58 in 2018.

Broadband Access

In addition to long commute times, the unincorporated communities experience issues with fast and reliable internet service. According to the Yolo Broadband Strategic Plan, the residential broadband market in unincorporated Yolo County is served by multiple wireline providers, including AT&T of California, Comcast, Omsoft, Frontier, and Verizon, in addition to a few resellers of wireline providers in the area. In unincorporated Yolo County, there is more penetration of satellite and 3G/4G mobile

²³ [Yolo County Transportation District. 2020. October 2020 Ridership Report for Fixed Route, Paratransit and Microtransit.](#)

²⁴ [Sacramento Area Council of Governments. 2021. 2021 Regional Progress Report \[page 43\]. Access: https://www.sacog.org/sites/main/files/file-attachments/2021_regional_progress_report_020421.pdf?1612457151](https://www.sacog.org/sites/main/files/file-attachments/2021_regional_progress_report_020421.pdf?1612457151)

wireless broadband due to its rural geography and lack of wireline infrastructure. As part of the Yolo Broadband Strategic Plan, the County conducted a residential survey of the communities of Clarksburg, El Macero, Esparto, Knight's Landing, Yolo and the unincorporated County. Broadband Internet download and upload speeds reported by the majority of residents surveyed were commensurate with DSL, mobile broadband, and fixed wireless services in the region, however; speeds reported were significantly lower than in any of the cities in Yolo County. Samples were collected from residential broadband subscribers across unincorporated Yolo County. Only 5% of respondents reported download speeds greater than 10 megabytes (MB). Some 85% of respondents reported download speeds less than 6 MB. Upload speeds were considerably slower than in any of the cities in Yolo County. Respondents reported dissatisfaction with the speed and reliability of their broadband Internet services, citing many issues with the reliability and consistency of their Internet connections at home. A total of 85% reported their services were unreliable and 79% reported that their services were not fast enough²⁵.

Educational Opportunities

The unincorporated communities ~~also~~ have lower-levels of place-based education opportunities related to high school discipline rates, high school graduation rates, and UC/CSU student eligibility, ~~and low levels of place-based economic opportunities related to job availability, growth, and quality, and access to banks~~, which could inform the County's future land use planning decisions. The Esparto Unified School District serves the communities of the Esparto, Madison, Capay, Brooks, Guinda, and Rumsey. The Woodland Joint Unified School District serves Knight Landing, Yolo, and Zamora. However, Dunnigan is served by the Pierce Joint Unified School District. Upon a deeper dive into the data, 3.1% of students in the Esparto Unified School District were suspended during the 2019-2020 school year compared to 4.2% of students in the Woodland Joint Unified School District and 1.1% of all students in the Pierce Joint Unified School District. Looking at regional suspension rate data, approximately 3.1% of all students within Yolo County were suspended during the 2019-2020 school year compared to 3.8% of all students within Sacramento County, 1.8% of all students within Placer County, 3.5% of all students in Sutter County, and 2.5 percent of all students in El Dorado County. Overall, California's average suspension rate during the 2019 – 2020 school year was 2.5% of all students in the state, which is lower than the average suspension rate in Yolo County and the suspension rates at the Esparto Unified School District and Woodland Joint Unified School District.

In California, as in many states, African American, Latino, and special needs children face more school suspensions, disciplinary actions, and expulsions relative to their share of the student population than non-Hispanic White and Asian children. As shown in Figure V-2, the communities of Guinda, Capay, Esparto, Madison, Dunnigan, Zamora, Yolo, Knights Landing, and the area around Winters have predominately Latinx-White populations, while Clarksburg and the areas around Woodland, Davis, West Sacramento have a mix of three or more races and ethnicities, with the area in and around Davis also having several areas that are predominantly Asian-White and one area with four or more races.

25 Magellan Advisors. March 2015. Yolo Broadband Strategic Plan [Chapter 8. Broadband Community Profiles: Yolo County]. Available at: <https://www.yololafco.org/files/cbeb23541/YoloLAFCoBroadbandStrategicPlanFINAL+03.26.15.pdf>

With respect to UC/CSU student eligibility, 44.4% of High School graduates in the Esparto Unified School District²⁶ met the UC/CSU course requirements for entrance eligibility in the 2019-2020 school year compared to 39.2% of High School graduates in the Woodland Joint Unified School District²⁷ and 34.3% of High School graduates in the Pierce Joint Unified School District²⁸. Looking at State data related to UC/CSU student eligibility, it appears that 50.9% of High School graduates in California²⁹ met the UC/CSU course requirements for entrance eligibility in the 2019-2020 school year, which is significantly higher than the school districts serving the unincorporated areas. As previously discussed, the employment rate in a number of communities has been declining and the overall availability of jobs is low, as shown by the low number of jobs in each community. Additionally, a number of communities do not have a bank available for residents. Currently, the communities of Esparto, Madison, Capay, Guinda, Brooks, Rumsey, Knights Landing, Yolo, Zamora, and Dunnigan do not have a bank and instead need to travel to Esparto, to access a Bank of the West ATM, or Woodland, which contains multiple banks.

It is possible that the lower people-based educational opportunities are more closely tied to the County's student population, and not indicative of the County's non-student residents, but these issue areas highlight specific concerns that the County will consider when reviewing and establishing policies, programs and funding. However, based on the above discussion, it appears that broadband access in the County may be contribute to the lower people-based educational opportunities. According to the Yolo Broadband Strategic Plan, educational organizations across unincorporated Yolo County report varying degrees of need for broadband services. Many schools are located in unincorporated communities such as Brooks, Clarksburg, Esparto, Knights Landing, Monument Hills, Plainfield, Willow Oak and Yolo, and some communities are better connected than others. For example, some schools in Esparto are connected to fiber provided by a local provider and maintain high-speed connections back to the Board of Education where they receive centralized services. Others utilize T1 and DSL services because fiber options are not available or affordable to them. As online education grows for school districts, the importance of their broadband services becomes even more important to deliver a blended curriculum to their students. As new testing requirements from California's Common Core State Standards take effect this year, districts will rely on their broadband connectivity for more advanced online testing programs; therefore, the long-term broadband needs of Yolo County's schools should be considered a critical component of local broadband development. Rural schools with basic broadband infrastructure should plan for upgrades in their broadband services to ensure they have the capabilities to meet state standards. In some of Yolo's rural communities, it is questionable whether these services are even available in the local community³⁰.

²⁶ Education Data Partnership. Esparto Unified School District Available at: <http://www.ed-data.org/district/Yolo/Esparto-Unified>

²⁷ Education Data Partnership. Woodland Joint Unified School District. Available at: <http://www.ed-data.org/district/Yolo/Woodland-Joint-Unified>

²⁸ Education Data Partnership. Pierce Joint Unified School District. Available at: <http://www.ed-data.org/district/Colusa/Pierce-Joint-Unified>

²⁹ Education Data Partnership. California Public Schools. Available at: <http://www.ed-data.org/state/CA>

³⁰ Magellan Advisors. March 2015. Yolo Broadband Strategic Plan [Chapter 8. Broadband Community Profiles: Yolo County]. Available at: <https://www.yololafco.org/files/cbeb23541/YoloLAFCoBroadbandStrategicPlanFINAL+03.26.15.pdf>

Additionally, a second broadband challenge that faces education and the general community is the discrepancy that exists between students' access to broadband services at school versus at home. In many cases, schools are equipped with the necessary broadband to allow students to take advantage of all online opportunities. One of the primary issues is however, when these students go home, many residents in these communities do not have sufficient broadband access or cannot afford it. The result is that students have different educational experiences depending on where they live. Students in rural communities may have highspeed access at school but have only dial-up or satellite Internet at home whereas in urban communities residents have faster Internet at more affordable rates. This creates an equity issue that impairs students that live in rural communities.

[Environmental Health](#)

[When reviewing access to environmental health opportunities, it is also important to look at air pollutant data, as exposure to high concentrations of air pollutants can aggravate heart and lung disease, resulting in increased hospital admissions, emergency room visits, absences from school or work, restricted activity days, and premature death³¹. According to the American Lung Association, county level data on various air pollutants suggests that Yolo County has the lowest ozone, short-term particle pollution, and annual particle pollution county days in the Sacramento—Roseville Metropolitan Area, which consists of the counties of El Dorado, Nevada, Placer, Sacramento, Sutter, Yolo, and Placer Counties. Additionally, Yolo County has a lower concentration of pediatric asthma \(1.52% of Yolo County population compared to an average of 1.67%\), adult asthma \(3.15% of Yolo County population compared to an average of 6.1%\), and Chronic Obstructive Pulmonary Disease \(3.15% of Yolo County population compared to an average of 3.5%\) than the Sacramento-Roseville Metropolitan Area. Overall, the Sacramento-Roseville Metropolitan Area is ranked 6th out of 226 metropolitan areas for the most high-ozone days, and 10th for the most short-term particle pollution days out of 216 metropolitan areas. Increasing frequency and intensity of wildfires in the Sacramento—Roseville Metropolitan Area may contribute to the region's high ozone and short-term particle pollution count days exceeding the national average for metropolitan areas³². Overall, it appears that Yolo County generally has less exposure to air pollutants than other counties in the Sacramento Region.](#)

[The California Office of Environmental Health Hazard Assessment \(OEHHA\) has identified communities that are in the top 25% scoring areas from CalEnviroScreen, which scores the environmental health of an area based on a variety of pollution and population characteristics. These areas in the worst scoring areas are considered disadvantaged communities due to their disproportionate environmental health burden in comparison with the rest of the State. In the greater Sacramento region, there are approximately 46 census tracts that have been identified as disadvantaged communities. Of these, the majority are located in Sacramento County, with concentrations in and around the City of Sacramento, including in the downtown area, along the Interstate 80 corridor, and in the southern area of the City, near Rancho Cordova along the Highway 50 corridor, and in the southwest area of the County. There are also 4 tracts in Yuba City. In Yolo County, there are 4 census tracts that are disadvantaged communities, including 3 in the City of West Sacramento and one census tract that extends in a narrow](#)

³¹ UC Davis Center for Regional Change. 2016. Regional Opportunity Index Overview. Available at: https://interact.regionalchange.ucdavis.edu/roi/Download_Data/ROI%20Metadata.pdf

³² American Lung Association. Accessed 2021. State of the Air Report Cards: Yolo County. Available at: <https://www.lung.org/research/sota/city-rankings/states/california/yolo>

band north of West Sacramento along the Sacramento River – this tract does not include any unincorporated communities. None of the County’s unincorporated communities are within a census tract that is designated as a disadvantaged community. Therefore, none of the County’s unincorporated communities, including Capay, Dunnigan, Esparto, Guinda, Knights Landing, Madison, Yolo, Zamora, and the unincorporated areas around Davis, Woodland, and Winters are exposed to disproportionate environmental health risks as identified by OEHHA.

With respect to neighborhood stability, the eastern portion of Yolo County is located within a flood hazard zone, including the communities of Knights Landing and Yolo, which puts a large financial constrain on new developments to serve the communities. Additionally, as identified in Section III (Housing Constraints), the unincorporated communities are in need of major infrastructure improvements and the Esparto, Madison, and Knights Landing CSDs all identified a number of infrastructure upgrades to better serve existing residents, as well as support new developments, including a variety of housing types. Further, Table V-1, reveals that the lack of adequate utility infrastructure is a major concern for the residents of the unincorporated areas. For example, at the Capay Valley CAC meeting residents voiced that the lack of wastewater treatment seems to be the problem limiting future development and asked if a feasibility study for a wastewater system in Guinda would be the first step to determining if a community wastewater treatment system would be possible. Additionally, residents at the Clarksburg CAC meeting and the Dunnigan CAC meeting also identified concerns with adequate water and wastewater infrastructure. As discussed in Section III (Housing Constraints), The lack of adequate utility infrastructure systems, combined with other constraints such as the 100-year floodplain, in some communities inhibits multifamily housing projects at densities that accommodate lower income households.

Further, inadequate broadband services also impact a community’s ability to provide quality healthcare services for residents, resulting in a lower-level of place-based health/environment opportunities. Healthcare organizations in unincorporated Yolo County have a mix of broadband services that use DSL, cable, or T1 connectivity. Several healthcare providers interconnect with the California Telehealth Network (“CTN”) for telehealth and other electronic health services. As noted above, there are no existing medical centers or hospitals in the unincorporated communities, except the Knights Landing Health Clinic. The Knights Landing Health Clinic reported basic using basic DSL services that were constantly down, resulting in their inability to access online health applications that supported patient care. As telehealth applications grow, these organizations will require upgrades to higher speeds to take advantage of many new offerings provided by CTN. Healthcare providers also need access to next-generation broadband to ensure they are equipped for electronic medical records, distance viewing, and virtual physician visits³³.

Findings

Overall, it appears that residents in unincorporated Yolo County have varying levels of access to opportunities, with the rural unincorporated communities appearing to have lower opportunity than the incorporated cities and unincorporated areas adjacent to cities.

³³ Magellan Advisors. March 2015. Yolo Broadband Strategic Plan [Chapter 8. Broadband Community Profiles: Yolo County]. Available at: <https://www.yololafo.org/files/cbeb23541/YoloLAFCoBroadbandStrategicPlanFINAL+03.26.15.pdf>

As shown in Figure V-87, the unincorporated areas around the cities of Woodland, Davis, and West Sacramento and the unincorporated community of Clarksburg have a high- to the highest-level of people-based opportunities while the rural unincorporated communities have an average- to high-level of people-based opportunities. Additionally, Figure V-98 identifies that the rural unincorporated communities have the lower-level of place-based opportunities while the unincorporated areas adjacent to cities generally have average- to the highest-level of opportunities. Lastly, Figure V-9 highlights how the census tracts for the unincorporated communities of Guinda, Knights Landing, Yolo, Zamora, and Dunnigan are classified as “Low Resource” while the census tract for the unincorporated community of Madison and Monument Hills is classified as “Moderate Resource” and the census tract for the unincorporated communities of Esparto, Capay, and Rumsey is classified as “High Resource”. However, it is important to note that the TCAC/HCD Opportunity Maps for rural areas are scored relative to other rural areas in the same county, meaning they are not scored on the same scale as non-rural areas. This is important to note in Yolo County as it includes a mix of rural and non-rural areas. While the TCAC/HCD Opportunity Maps provide data at a block group level in rural areas, data tools for rural areas and lower population areas sometimes do not fully capture the nuance of the socio-economic patterns, which highlights the importance of using local data and knowledge as a complement to fully understand the disparities in access to proposed affordable housing sites.

As described in Table II-38, three subsidized housing projects exist in the unincorporated area, including two multi-family rental housing developments in Esparto and one multi-family rental housing development in Knights Landing. Additionally, as noted in Table II-21, two migrant centers (seasonal) exist in unincorporated Yolo County, including the Davis Migrant Housing Center located at 31150 County Road 105 in Dixon, CA (within unincorporated Yolo County) and the Madison Migrant Housing Center located at 29289 State Highway 16 in Madison, CA. As shown in Figures V-87, V-9, and V-11 through V-9, all of the approved lower income projects, approved mixed income projects, and potential lower income sites are located in the unincorporated community of Esparto, with the exception of one mixed income site south of Davis and one public housing site located in unincorporated Yolo County east of the Winters City limits.

Overall, development of additional affordable housing sites in Esparto would not restrict residents’ access to opportunities, and would actually provide residents with more opportunities due to the reliable transit services and the communities proximity to large employment centers, such as the Cache Creek Casino Resort. As previously identified, the affordable housing sites located in Esparto are served by Yobus Route 215, which connects the residents in Esparto to the Cache Creek Casino Resort, Capay, Madison, and Woodland. Once in Woodland, residents have the ability to access a number of transit routes, such as Yobus Routes 42A and 42B that connects residents to the cities of Davis, Sacramento, West Sacramento, and Woodland as well as the Sacramento International Airport. Additionally, Aas part of the 2019 Esparto Community Plan update, the County amended the land use map to provide a better balance of land uses for a variety of housing types and non-residential developments. The Esparto Community Plan identified goals for the restoration and revitalization of the Historical Business District and Esparto Depot District to provide a variety of opportunities for commercial and industrial development, further diversifying the existing job market. The Esparto Community Plan also identified that Esparto could be on the verge of an economic renaissance. The Cache Creek Casino Resort continues to grow and draw visitors from throughout northern California. AdditionallyFor example, the nearby Cache Creek Casino Resort has over 2,200 employees and expects to hire between 300 and 500 new, full-time employees when the hotel expansion is completed. Additionally, the Esparto

Community Plan identifies that the 3 groceries located in town have a very limited selection of fresh foods, which contributes to the lower place-based opportunities. As part of the Esparto Community Plan, the County strives to increase the availability of fresh and healthy foods by building on the regional agricultural heritage of the community. The popular rise of food culture has brought increased awareness to the numerous organic farms and quality products produced in the Capay Valley, increasing community support to restart the farmers market and providing the opportunity to invite the Capay Valley farmers to have more of a presence in town. Therefore, the revised land use map and goals of the updated community plan provide for increased opportunities for diverse housing and job opportunities, which will help to create more housing affordable to households at lower-income levels and commercial opportunities to expand the availability of organic food options, introduce new residents to an area which can contribute to higher levels of civic engagement, and expand opportunities for people to live and work in the same area.

[In addition to the revised land use map and goals of the Esparto Community Plan, Yolo County has included a number of Actions in the Housing Plan aimed at increasing opportunities in the unincorporated communities \(including Esparto\), such as Actions HO-A11, HO-A19, HO-A28, and HO-A32. Action HO-A11 ensures the County will submit applications and assist non-profit organizations and private developers with applications for State and federal grant, loan, bond, and tax-credit programs that provide low-cost financing or subsidies for the production of affordable housing, as opportunities become available. Additionally, Action HO-A19 in the Housing Plan ensures the County will prioritize public infrastructure improvement projects to improve access to opportunities, including water and sewer infrastructure, and flood hazard risk mitigation projects to 1\) improve existing infrastructure in areas with high rates of poverty and inequity, and 2\) improve infrastructure to increase access to high opportunity areas and areas of affluence. Further, Action HO-A28 prioritizes spending the County's inclusionary housing in-lieu funds in areas that are designated the same or higher opportunity or place-based resource area in order to provide another mechanism for investments in high and highest resource and opportunity areas. Lastly, Action HO-A32 in the Housing Plan is to implement strategies from the Yolo County 2020 – 2025 Strategic Plan to address broadband equity issues impeding access to opportunities for the unincorporated residents. As previously noted, a lack of fast and reliable broadband service contributes to the lower educational and health opportunities in the unincorporated areas. Implementation of these Actions would assist in addressing contributing factors to lower mobility, educational, and environmental health opportunities with Esparto.](#)

Additionally, the traffic traveling on Highway 16 has dramatically increased since the Cache Creek Casino Resort opened in Brooks, resulting in average daily traffic on Highway 16 at County Road 21A in Esparto doubling from 5,100 vehicles in 1999 to 10,400 vehicles in 2004. For this reason, the Yocha Dehe Wintun Nation has contributed mitigation monies to upgrade some portions of Highway 16 in the Capay Valley. These funds are primarily overseen and administered by CalTrans. The Tribe contributes annually to the Yolo County Transit District ("Yolobus") to operate additional public transportation service routes to the Capay Valley, increasing reliable transit opportunities for the lower-income and special needs population households in Esparto. Yolobus provides regular service to Cache Creek Casino Resort from Esparto, Woodland, and beyond, allowing Esparto residents to easily travel to incorporated areas for work or goods and services, such as medical treatments or County services.

Public outreach revealed that residents in the unincorporated areas need affordable housing and more housing choices, as very limited housing stock is resulting in significantly increased rental rates and

lower people-based access to housing opportunities. The most significant limitation to providing a greater incentive for the development of an expanded supply of housing, including affordable and market-rate units, is the limitation of public sewer and water services in the unincorporated area. The lack of public sewer and water services in the unincorporated communities results in lower density developments, which typically are less affordable than higher density, multi-family housing. Additionally, areas in which both water and sewer services are provided by either the County or non-County services districts exist only in Esparto, Knights Landing, and Madison. However, the communities of Knights Landing, Madison and Yolo have either flooding issues and/or land use constraints that limit development, which limits district resources and the number of service connections to spread the costs of needed infrastructure improvements. Thus, infrastructure constraints appear to be a primary contributing factor limiting a variety of residential developments in unincorporated Yolo County, resulting in a lack of available housing for all income groups and protected classes throughout the unincorporated County.

While the County's lower and moderate income housing that is currently planned or proposed is located in Esparto, the County has identified additional housing sites suitable for lower income housing and multifamily housing in a range of the County's unincorporated communities, including Dunnigan, Guinda, and Madison, to better increase access to these areas

In order to better understand access to opportunities for protected classes (persons with disabilities, race, familial status), this section considers potential patterns of isolation and segregation presented in the prior section against the Regional Opportunity Index (people and place) discussed here.

As shown in Figure V-43 and previously discussed, persons with disabilities are located throughout the County. The census tract with the most significant percentage of its population reporting a disability is located in an area of moderate levels of people-based opportunities and lower levels of place-based opportunities. However, many other census tracts with higher-than-average levels of persons with disabilities are located in areas with varying resource levels, including moderate- to high-levels of people-based and place-based opportunities. There does not seem to be a correlation between where persons with disabilities are located and lower levels of opportunity.

As identified on Figure V-54, Yolo County is also home to a number of female-headed households, with the more densely developed/more populated census tracts in Yolo County having more average levels of female-headed households. This results in a larger percentage of female-headed households located in and immediately adjacent to the incorporated communities, specifically around the City of Davis. Conversely, the less developed areas, including the northern and southeastern unincorporated communities, have a smaller proportion of female-headed households. The census tract with the highest number of female-headed households is the same census tract that has the highest access to people-based opportunities and place-based opportunities. Given that there is no discernable pattern of segregation associated with female-headed households, there does not seem to be a relationship between where female-headed households are more likely to be located and specific resource levels.

As shown in Figure V-65 and previously discussed, there are patterns of isolation/segregation based on resident age, but this is due to the physical location of senior living facilities and affordable housing in the County. In other words, it should be expected that there are areas where the County's senior population are more likely to congregate, because that is where the appropriate affordable housing options are located for this specific demographic. The census tracts with the highest levels of senior

residents in unincorporated Yolo County are located in the northwestern (Madison, Esparto, Capay, Guinda, and Rumsey), northeastern (Knights Landing, Yolo, Zamora, and Dunnigan), and southeastern (Clarksburg) portions of the County. The northwestern and northeastern portions of the County contain a number of approved affordable housing sites, as shown on Figure V-65, while Clarksburg is an agricultural area with older housing developments. The northwestern and northeastern census tracts are identified as having higher and average people-based opportunity levels and the lower place-based opportunity levels. However, the southeastern census tract is identified as having the highest people-based access to opportunity and average place-based access to opportunity. In general, the other census tracts in the County showing higher-than-average levels of senior residents are located in incorporated cities with high or highest people- and place-based opportunities. To encourage senior housing throughout the County and not primarily in the incorporated communities, Program HO-A4 ensures that each community plan update or new specific plan includes policies and land use designations that ensure a minimum level of senior housing is accommodated in each community. Policy HO-A12 supports the provision of affordable housing and special needs housing, including seniors and specifically prioritizes the review of applications for lower income, farmworker, and senior housing.

Overall, Yolo County is committed to ensuring equal access to opportunities and has developed a number of programs to ensure the city continues to promote access to opportunities to affirmatively further fair housing. For example, Action HO-A12 in the Housing Plan ensures the County will continue to encourage qualified housing developers to pursue development of affordable housing and housing that are accessible to and supportive of persons and households with special needs. As part of the action, the County will proactively provide affordable housing developers with maps illustrating high resource areas in the County that include potential sites for lower income housing and special needs housing from the inventory of residential sites to highlight opportunities for development projects to increase access to affordable housing in areas with high levels of resources and opportunities to affirmatively furthering fair housing. This action also requires the County to develop a list of special programs, financing strategies, or incentives, such as fee reductions, density bonuses, and permit streamlining, that may be available specifically for development in high resource areas and will proactively provide this information to affordable housing developers to ensure greater access to opportunities for lower income households and protected classes. Additionally, Action HO-A19 in the Housing Plan ensures the County will continue to evaluate public infrastructure improvement projects to reduce constraints to residential development, including multifamily and affordable housing, in the County's communities served by water and sewer. To improve access to opportunities, the County will prioritize public infrastructure improvement projects, including water and sewer infrastructure, and flood hazard risk mitigation projects to 1) improve existing infrastructure in areas with high rates of poverty and inequity, and 2) improve infrastructure to increase access to high opportunity areas and areas of affluence. Further, Action HO-34 requires the review of affluent and high/highest resource areas to identify 1) potential opportunities for the County to encourage additional housing, particularly affordable housing, moderate income housing, and housing serving seniors, farmworkers, and other special needs populations, in these areas, and 2) to work with the cities to identify opportunities for infrastructure to be extended to encourage additional affordable housing and a range of housing types in high opportunity and affluent areas. The County has also included Action HO-A32 in the Housing Plan to implement strategies from the Yolo County 2020 – 2025 Strategic Plan to address broadband equity issues impeding access to opportunities for the unincorporated residents. Lastly, Action HO-A31 of the Housing Plan (Affirmatively Furthering Fair Housing Outreach and Coordination Program) in the

Housing Plan requires the County to review future land use and planning proposals, including development proposals, general plan amendments, master planning efforts for parks, recreation, infrastructure, and other facilities and amenities, to ensure that the County is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and working to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement. Implementation of both of these programs will assist the County in ensuring future affordable and special needs housing projects will provide equitable access to opportunities.

Discussion of Disproportionate Housing Needs

The analysis of disproportionate housing needs within Yolo County evaluated existing housing need, need of the future housing population, and units within the community at-risk of converting to market-rate (of which there are none).

Future Growth Needs

The County's future growth need is based on the RHNA production of 7 extremely low, 7 very-low, and 9 low income units within the 2021-2029 planning period. Figure V-14-16 identifies the proposed candidate sites to meet the very-low and low income RHNA for unincorporated Yolo County in relation to the very low- and low-income populations. As shown, both existing and proposed affordable units are well dispersed throughout the community and do not present a geographic barrier to obtaining affordable housing. Chapter IV of this Housing Element shows the County's ability to meet its 2021-2029 RHNA need at all income levels. This demonstrates the County's ability to accommodate the anticipated future affordable housing needs of the community.

Existing Needs

As described in Section VI. of this Background Report, housing development in the unincorporated County has remained fairly consistent with an average of about 20 to 30 units constructed annually since 2008, the exception to this being the construction of a 2-phased affordable multi-family housing complex in Esparto in 2012 and 2016. As shown in Table VI-I in Section VI, 330 housing units were constructed during the 5th Cycle planning period. Of these 330 units, 113 were affordable to very low-income households, 76 were affordable to low income households, 85 were affordable to moderate income households, and 56 units were affordable to above moderate-income households.

Additionally, as recorded in the HCD-Approved 6th Cycle Housing Element Data Package for Yolo County, unincorporated Yolo County has 105 rent-restricted units, representing approximately 1.4% of the unincorporated County's housing stock in 2020 and 2.4% of the County's entire stock of rent-restricted units. Compared to the incorporated cities, unincorporated Yolo County has the lowest number of rent-restricted units per 500 units (7.04) while Winters has the highest number of rent-restricted units per 500 housing units (57.2) in the County, followed by West Sacramento (33.9), Woodland (29.5), and then Davis (21).

Yolo County is proud of meeting the needs of its existing residents but continues to identify and implement meaningful housing programs to expand opportunities for lower-income households throughout Yolo County, including by continuing to implement its Inclusionary Housing ordinance, which requires

- Single-family residential for-sale developments of 10 or more units to provide 20% of the housing units at costs affordable to low- and moderate-income households, with half at levels affordable to low-income households and half at prices affordable to moderate-income households;
- Multifamily rental projects of 20 or more units to provide a minimum of 25% of the units at levels affordable to very-low-income households and an additional 10% of the total units to low-income households; and
- Multi-family rental projects with between seven and 19 units are required to provide 15% of the units to very-low-income households and 10% to low-income households.

The County has continued to work with applicants during the 5th cycle planning period to implement its Inclusionary Housing Ordinance to better meet the current housing needs of the unincorporated communities. For example, the County recently worked with Castle Principles to revise Orcioli Residential Subdivision project, located in the town of Esparto, which was originally approved in 2007 to provide a 180-single family unit subdivision with associated amenities, including 36 (18 low-income and 18 moderate-income) deed-restricted, single-family homes across the northern boundary of the Project site; however, this type of inclusionary housing is no longer seen as feasible and does not provide a substantial variety of housing for the community. Therefore, County staff worked with the applicant during this planning period to revise the tentative subdivision map to reconfigure the property from 180 single-family lots to 120 single-family residential lots with a 2.5-acre parcel for multi-family apartments, which would provide 60 rental units with 18 restricted for low-income and 18 for moderate-income levels. Additional multi-family housing would help alleviate the high demand for housing, including affordable housing options, and further County's Strategic Plan goals to reduce barriers to affordable housing and support the rural economy.

The County's Inclusionary Housing Ordinance also requires developers of single-family residential projects of less than 10 units and multifamily residential projects of less than seven units to pay a fee in-lieu of constructing affordable housing units as part of their projects. During the 2013 – 2021 planning period, the County utilized the collected in-lieu fees (as well as State and Federal grant funds) to assist in the development of the Esperanza Crossing Phase II Project – 40-unit, affordable multi-family development consisting of 40 very low-income units.

The age of housing is often an indicator of the need for some type of repair or rehabilitation. Most of the unincorporated County's housing stock is more than 30 years old (approximately 62.0% or 5,598 units) and 23.9% or 2,161 units are over 50 years old, meaning these units may need moderate repairs to significant rehabilitation, including replacement or refurbishing of roofs, siding, and windows as well as interior improvements including replacing or upgrading the plumbing and electric wires and outlets. As described under the existing housing conditions discussion in Section II, approximately 20% of the County's stock requires rehabilitation and approximately 3% of the County's housing stock is substandard and is in need of replacement. As described in Section II (Housing Needs), 63% of unincorporated residents indicated their home is in sound condition, 15% indicated their home shows signs of minor deferred maintenance, 15% indicated that their home needs one or more modest rehabilitation improvements, and 7% indicated their home needs one or more major upgrades. Additionally, as noted in Table V-1, residents at the Clarksburg CAC meeting identified that two of the three multi-family apartments in Clarksburg are dilapidated and in need of repair. When asked to

identify desired improvements to their home, 52% of residents identified exterior improvements such as roofing, painting and general home repair, 44% identified heating/air conditioning, solar, and electrical upgrades, 41% identified landscaping, 26% identified a room addition or accessory dwelling unit development, and 15% identified a range of other improvements. When asked about housing challenges, 20% of residents identified that their home is in poor condition and needs repair. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in unhealthy, substandard housing conditions or being displaced if the house is designated as uninhabitable and the owner does not complete repairs. To prevent either of these situations, the County has included Action HO-A23 to ensure the County encourages the maintenance, rehabilitation, and revitalization of housing in the unincorporated community by continuing to offer home inspection services to identify substandard housing conditions in residential buildings at a reduced cost for low-income households. Additionally, the action requires the County to maintain updated brochures and packets about available rehabilitation loan programs, subsidized housing programs, and the availability of other funding mechanisms to assist unincorporated residents with home upkeep and maintenance. Further, the County has also included Action HO-A24 in the Housing Plan, which requires the County to periodically survey housing conditions in the unincorporated area to maintain a current database on housing repair needs. Additionally, the action ensures the County will continue to use HOME funds, the Community Development Block Grant Program, and other available funding to finance housing rehabilitation, including CDBG funds for community service programs and to upgrade facilities to ADA requirements.

Figure V-154 shows the proposed candidate sites to meet the very-low and low income RHNA for Yolo County in relation to overcrowded households, by census tract. Overcrowding is a measure of the ability of existing housing to adequately accommodate residents. The U.S. Census Bureau defines overcrowding as a household that lives in a dwelling unit with an average of more than 1.0 person per room, excluding kitchens and bathrooms and severe overcrowding as an average of more than 1.5 persons per room. As shown in Table II-29, of the overcrowded households in the County, more overcrowding occurs among the renter households than the owner households. Among homeowners, 2.5% of units are overcrowded and 0.8% are severely overcrowded while among renter households, 12.3% of units are overcrowded and 3.3% are severely overcrowded. As shown in Figure V-154, the unincorporated County has less than 8.2% of households that are overcrowded, with the exception of the census tract that contains the City of Winters and the adjacent unincorporated land which has 8.2% to 12% of households that are overcrowded. The most significant census tracts in the County with overcrowded households are located in the incorporated cities of Woodland and West Sacramento. Too many individuals living in housing with inadequate space and number of rooms can result in deterioration of the quality of life and the condition of the dwelling unit from overuse. As previously noted, Action HO-A12 has been included in the Housing Plan to ensure the County continues to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households, as well as households with special needs, including large families, to ensure affordable housing meets the needs of all households in the unincorporated areas.

As discussed in Section II (Housing Needs), overcrowding usually results when either the costs of available housing with a sufficient number of bedrooms for a family exceeds the family's ability to afford such housing or unrelated individuals (such as students or low-wage single adult workers) share dwelling units because of high housing costs. Compared to the incorporated cities, very few rental units are available for rent in unincorporated Yolo County. In March 2021, there was a three-bedroom single-family home for rent approximately 2 miles west of the Woodland city limits for \$1,575 a month (source:

craigslist.com) and an additional three-bedroom single-family home for rent in Esparto for \$2,145 a month on Zillow.com, which were both below the 2021 FMR. Additionally, there was a four-bedroom single-family home just outside of the eastern Woodland city limits for \$3,750 a month and a three-bedroom single-family home north of the West Sacramento city limits for \$2,600 on hotpads.com, which were both above the 2021 FMR.

Additionally, according to the Yolo County BluePrint 2020, the average 2019 rental price in Yolo County ranged between \$1,313 in Woodland to \$2,292 in Winters. Standard management practices require that a household have 3 times their rent in income. Under this scenario, a household would need to earn approximately \$3,940 a month or \$47,280 per year to afford the lowest average rental price and \$6,876 per month or \$82,512 per year to afford the highest average 2019 rental price in Yolo County, which is out of reach for most lower-income renters. However, as shown in Figure V-132, overpayment by renters in 2019 was not isolated to the unincorporated areas and is a chronic issue to be addressed both locally and regionally. According to Figure V-132, the entire unincorporated County has 20% to 40% of renter-occupied households overburdened by housing costs, with the exception of 3 census tracts around the City of Davis and 1 census tract north of the City of West Sacramento. Compared to the incorporated cities, the unincorporated communities have a much lower rate of renter-occupied households. As shown in Figure V-132, the City of Davis has seven census tracts with 60 – 80% of renter-occupied households overburdened and six census tracts with 40% to 60% of renter-occupied households overburdened by housing costs. Additionally, the City of Woodland one census tract with 60 – 80% of renter-occupied households overburdened and eight census tracts with 40% to 60% of renter-occupied households overburdened by housing costs. Additionally, Figure V-143 shows the proposed candidate sites to meet the very-low and low income RHNA for Yolo County in relation to percent of owner-occupied households overburdened by housing costs, by census tract. As shown, the majority of the unincorporated County has 20% to 40% of owner-occupied households overburdened by housing costs; however, the census tract for the Capay Valley, which includes the communities of Madison, Esparto, Capay, Guinda, and Rumsey, has the most significant cost burden at 40% to 60% of owner-occupied households whose monthly housing costs are 30% or more of their household income.

As shown in Table II-10, as of the 2013 – 2017 CHAS, approximately 2,387 (30.3%) of households in unincorporated Yolo County overpay for housing (pay more than 30% of their income toward housing costs), which is slightly lower than total percent of households (37.8%) countywide overpaying for housing. In unincorporated Yolo County, more renter households overpay for housing (1,221 renter households overpaying) than owner households (1,166 owner households overpaying). Additionally, the majority of households in unincorporated Yolo County overpaying for housing are in the extremely low (830 households overpaying), very low (615 households overpaying), and low (470 households overpaying) categories. Severe overpayment occurs when households pay more than 50% of their income toward housing costs. In both Yolo County as a whole and the unincorporated area, more renters than owners overpay for housing. However, the County as a whole has a higher rate of severe overpayment among renters (13.8%) than the unincorporated area (7.7%) while the unincorporated area has a slightly higher rate of owners severely overpaying (5.9%) than the County as a whole (4.4%). A significant amount of households experiencing severe overpayment are extremely low income renter households, with 86% of severe overpayment among renter households occurring in the extremely low income group (520 households out of 605 renter households severely overpaying). Extremely lower income owner households also experience a high severe overpayment rate, with 44% of owner severe

overpayment occurring among extremely low income owner households (205 out of 465 owner households severely overpaying).

As previously stated, Esparto has the highest percentage of cost-burdened owner households in the unincorporated County and the second highest percentage of cost-burdened renter households, next to the census tracts adjacent to the City of Davis and West Sacramento. By identifying sites in these locations, the County is striving to create new opportunities for more affordable housing in areas where cost burdens are already high, providing additional options to the County's existing residents.

Additionally, Yolo County Housing works to provide quality affordable housing and community development services for all residents in Yolo County and does this through developing and maintaining well-managed, service-enriched affordable housing for Yolo's families, seniors, farmworkers, disabled, and those experiencing homelessness. According to Yolo County Housing Authority's Fiscal Year 2020 Annual Agency Plan, the Yolo County Housing Authority has issued approximately 1,807 Housing Choice Vouchers providing monthly rental assistance payments to lower income families. On average, Yolo County Housing's public housing program has an annual average vacancy rate of 1.6% — just long enough to turn over units and re-lease. In the voucher program, Yolo County Housing is currently using all of its Housing Assistance Payments (HAP) funds, including its HUD-held reserves, to meet current leasing demands. With regard to wait lists, there are currently 2,421 families on Yolo County Housing's Voucher wait list and Project-Based Voucher list, while another 20,580 wait on the site-based public housing lists and 1,086 are waiting on one of Yolo County Housing's partnership tax credit affordable properties. This highlights the severe shortage of affordable housing and the increasing need that still needs to be met in Yolo County. To address this, Action HO-A13 has been included in the Housing Plan to ensure the County's Community Services Department will continue to meet with Yolo County Housing representatives to identify opportunities to increase access to Housing Choice Vouchers in the unincorporated communities, including outreach to property owners in high opportunity and resource areas, and to explore avenues for collaboration and mutual support of the City, County, and Housing Authority affordable housing goals for extremely low-, very low-, and low-income and special needs units. Additionally, in conjunction with Action HO-A31, Action HO-A13 will also ensure the County will coordinate with Yolo County Housing to ensure that access to vouchers and assistance is available in all developments and neighborhoods in the unincorporated County and to educate the community on the important of integrating affordable housing throughout all geographic areas of the unincorporated communities and County, to help create more balanced and integrated neighborhoods.

Displacement risk

Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production. As previously discussed, there are no deed-restricted affordable units currently at-risk of converting to market-rate within the next 30 years. The vast majority of the County's affordable housing stock was constructed in response to the County's inclusionary housing requirements, and these units have an expiration date in the 2060s or 2070s. The County also has a number of units which are affordable to lower-income families but are not deed-restricted. As described in Section IV of this Background Report, the County plans to accommodate the majority of its 2021-2029 RHNA on vacant and underdeveloped parcels already entitled or planned for residential development, with a focus on new development. The underdeveloped parcels included in the Inventory of Residential Sites (see Appendix C) primarily have non-residential development, with the exception of several large lots that have a single family unit. None of the underdeveloped parcels

have affordable housing or multi-family housing, so it is anticipated that any residential displacement will occur primarily for the single-family parcel owners developing their property at higher residential intensities.

The County has considered the risk of displacement specifically for protected classes, including persons with disabilities, female-headed households, seniors, and nonwhite residents (as discussed previously throughout this Background Report). The highest levels of persons with disabilities, seniors, and female-headed households are not located in areas where no residential development is planned, and the risk of displacement to these groups (like to the County's lower-income residents) is low. Action HO-A3 has been included in the County's Housing Plan to study and address issues related to future displacement, and the County remains committed to maintaining its existing affordable housing stock, which includes deed-restricted affordable units throughout the County. Additionally, Action HO-A5 requires the County to apply resale controls, and rent and income restrictions, to ensure affordable housing units created through incentives are deed-restricted and contain long-term (e.g., a minimum of 55 years) or in perpetuity affordability agreements.

Additionally, the City has also considered the risk of displacement specifically for experiencing homelessness in the city. Homelessness includes individuals or families who lack or are perceived to lack a fixed, regular, and adequate nighttime residence, or who have a primary nighttime residence in a shelter, on the street, in a vehicle, or in an enclosure or structure that is not authorized or fit for human habitation. The 2019 PIT Report identified 0 sheltered and 35 unsheltered homeless persons in Winters and the unincorporated rural areas compared to 0 sheltered and 8 unsheltered homeless persons in 2017, representing a 337.5% increase in unsheltered homeless individuals in Winters and the unincorporated rural areas. In looking at historical homeless count data presented in the 2019 PIT Report, it appears that no sheltered homeless persons have been identified in Winters and the unincorporated areas between 2009 to 2019 while Davis, Woodland, and West Sacramento have identified between 19 to 146 sheltered homeless individuals in each jurisdiction between 2009 to 2019. Based on a review of the 2019 Housing Inventory reported to the U.S. Department of Housing and Urban Development by the HPAC, it appears that emergency shelters, transitional housing, or permanent supportive housing units are needed in Winters and the unincorporated communities, to address the increase in the unsheltered homeless population in Winters and the rural communities. To address this, Action HO-A22 of the Housing Plan requires the County to continue to work cooperatively with Yolo County Housing and the Cities of Davis, West Sacramento, Winters, and Woodland to continue the countywide, centralized, coordinated system of prevention services that improves access to services for people at risk of homelessness. Additionally, Action HO-A29 requires the County to explore new ways to partner with non-profits, philanthropic organizations, and other local agencies to provide affordable housing, as well as long-term transitional and permanent supportive housing for county residents at risk of becoming homeless.

In addition to development of the sites identified in the Inventory of Residential Sites, there is still the potential for economic displacement because of new development and investment. This "knock-on" effect can occur at any time, and it can be challenging for the County to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing units available in the marketplace. To date, the County has no evidence that new development (affordable or market-rate) and associated private investment has resulted in economic displacement. The County's General Plan encourages the provision of quality services and infrastructure in its low income

communities. It is recognized, however, that private and public investment in services, such as health care, public and private schools, grocery stores, education, parks, and public transit, employment opportunities, and other people- and place-based opportunities are generally lower in the County's unincorporated communities when compared to the incorporated cities in the County and the unincorporated areas adjacent to the cities. This difference in opportunities reflects a comparative disinvestment in the unincorporated communities which can put these areas at risk of displacement over time due to gentrification and investments in community growth that may raise the cost of living and displace existing residences. While the County's inclusionary housing requirement has provided for affordable housing opportunities in communities where additional market rate housing is developed, the potential remains for displacement. The County appreciates the possibility that economic displacement might occur in the future and has developed Action HO-A3 to ensure replacement of affordable units and to ensure assistance is provided consistent with SB 330. Additionally, should displacement of lower income households be identified, Action HO-A3 requires the County to seek funding for a Downpayment Assistance Program to assist lower income households with purchasing market-rate homes in the unincorporated areas.

To the extent that future development occurs in areas where there is existing housing, all housing must be replaced according to SB 330's replacement housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted just cause eviction provisions and statewide rent control to protect tenants from displacement.

[As previously noted, private and public investment in services and other people- and place-based opportunities are generally lower in the County's unincorporated communities when compared to the incorporated cities in the County and the unincorporated areas adjacent to the cities. This could lead to disinvestment-driven displacement in the unincorporated areas due to the value of a property not justifying the investment in its maintenance, often resulting in abandonment and decay of properties. As previously noted, the majority of the unincorporated County's housing stock is more than 30 years old \(approximately 62.0% or 5,598 units\) and 23.9% or 2,161 units are over 50 years old, meaning these units may need moderate repairs to significant rehabilitation. The cost of repairs can be prohibitive, resulting in the owner or renter living in unhealthy, substandard housing conditions or being displaced if the house is designated as uninhabitable and the owner does not complete repairs. Additionally, 20% of residents identified that their home is in poor condition and needs repair. To prevent either of these situations, the County has included Action HO-A23 to ensure the County encourages the maintenance, rehabilitation, and revitalization of housing in the unincorporated community by continuing to offer home inspection services to identify substandard housing conditions in residential buildings at a reduced cost for low-income households. Further, the County has also included Action HO-A24 in the Housing Plan, which requires the County to periodically survey housing conditions in the unincorporated area to maintain a current database on housing repair needs and identify areas of significant need. Additionally, the action ensures the County will continue to use HOME funds, the Community Development Block Grant Program, and other available funding to finance housing rehabilitation, including CDBG funds for community service programs and to upgrade facilities to ADA requirements.](#)

Lastly, California's recent history has shown that environmental disasters such as wildfires, earthquakes and floods can be significant causes of displacement, and that climate change is accelerating the risk from such disaster events. According to the Yolo Operational Area Multi-Hazard Mitigation Plan,

wildfires and flooding are significant hazards that would be catastrophic to the unincorporated communities of Yolo County. During the 5th Cycle Housing Element Planning Period, several large wildfires have burned in the Blue Ridge Mountains between Yolo, Napa, and Lake Counties, including the 2014 Monticello Fire, the 2015 Wragg Fire, the 2015 Rocky Fire, the 2015 Jerusalem Fire, the 2016 Cold Fire, and the 2017 Winter Fire. Thus, the western, more mountainous areas of the unincorporated County are where large wildfires are more apt to occur. As shown on Figure V-164, the majority of existing and proposed assisted housing is located within the unincorporated community of Esparto. A wildfire in this area has the potential to significantly impact the Capay Valley, and could result in evacuations. However, Esparto is not designated by CalFire as a Very High or High Fire Hazard Severity Zone³⁴. Large fires along State Route 16 can impact local resources and access to the communities along the highway. The Yocha Dehe Casino is a large economic asset to the area. Grass fires are also of concern in the unincorporated areas of the county. A 10-acre grass fire in Dunnigan in 2016 destroyed a house, and the Hardwoods Subdivision is of particular concern for a grass fire³⁵. A wildfire disaster in Esparto would exacerbate existing shortages of safe and accessible affordable housing and have a greater impact on vulnerable populations such as the aging population, persons living in poverty, and persons with a disability. Additionally, rural communities with a large agricultural base, such as those in unincorporated Yolo County, are home to farmworkers, who may be recent immigrants or migrants. These communities face additional challenges accessing aid and adequate housing after a disaster due to language barriers and uncertainty around program eligibility. For this reason, Yolo County has included Action HO-A30 in the Housing Plan to implement housing strategies of the Agricultural Labor Report to increase affordable housing for farmworkers and ensure quality of affordable rental facilities. Additionally, Action HO-A8 in the Housing Plan ensures the County will annually review State housing legislation and identify necessary changes to the County's development processes, Zoning Code, and other regulatory documents to identify and remove constraints to the development of housing and to ensure implementation of requirements to affirmatively further fair housing. Special attention will be given by the County in the minimizing of governmental constraints to the development, improvement, and maintenance of housing and supporting legislation that addresses the unique housing needs and constraints of rural areas with limited public infrastructure and environmental constraints, such as wildfire and flood hazard areas.

Additionally, addressing levee safety and flood hazards in areas within the 100- year floodplain will be necessary to enable growth and development to meet the County's needs. As shown on Figure V-164, the majority existing and proposed assisted housing is located within the unincorporated community of Esparto. Additionally, an existing assisted housing development is located in Knights Landing, a public housing site is located outside of Winters city limits, and existing assisted farmworker facilities are located in Madison and Dixon (within unincorporated Yolo County). As discussed in Section II (Housing Needs), Knights Landing, Yolo, and Clarksburg are located entirely within an "A" FEMA flood zone while the northern portion of Madison is located in an "A" FEMA flood zone. For this reason, significant development is not anticipated in the foreseeable future in Knights Landing, Yolo, and Clarksburg. Additionally, FEMA's reclassification of Knights Landing as being inside the 100-year floodplain and the time period for the construction of repairs and improvements necessary to address flooding constraints

³⁴ CalFire Fire Hazard Severity Zone Viewer. Available at: <https://egis.fire.ca.gov/FHSZ/>.

³⁵ Yolo County. December 2018. Yolo County Hazard Mitigation Plan Community Profile. [page 33] Available at: <https://www.yolocounty.org/home/showpublisheddocument/55819/636796132122200000>

further constrains new development within the community. Specifically, the community of Knights Landing along with agricultural areas and other key infrastructures in the basin would have flood depths of approximately 13 feet to 18 feet due to the low topography³⁶. In an effort to reduce flooding constraints, Yolo County submitted a grant application to the DWR Small Communities Flood Risk Reduction Program for ring levee improvements that if constructed would reclassify Knights Landing outside of the 100-year flood plain. As discussed in Section III (Housing Constraints), the County anticipates the project will be “shovel-ready” by June 2022. Additionally, Action HO-A19 in the Housing Plan ensures the County will continue to evaluate public infrastructure improvement projects to reduce constraints to residential development, including multifamily and affordable housing, in the County’s communities served by water and sewer, such as Knights Landing. Thus, it is anticipated that Knights Landing sites will provide capacity for housing in the 7th Housing Element Cycle, as floodplain improvements should be complete by or during the 7th Cycle.

Findings

“Disproportionate housing needs” generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. Based on the analysis above, the most disproportionate housing needs in Yolo County includes rehabilitation of the existing housing stock and increased a variety of housing types at affordable prices, including housing for lower income households, larger households, and farmworkers.

Overall, the majority of the unincorporated County’s housing stock is more than 30 years old (approximately 62.0% or 5,598 units) and 23.9% or 2,161 units are over 50 years old, meaning these units may need moderate repairs to significant rehabilitation. Additionally, 20% of residents identified that their home is in poor condition and needs repair. As previously noted, the cost of repairs can be prohibitive, resulting in the owner or renter living in unhealthy, substandard housing conditions or being displaced if the house is designated as uninhabitable and the owner does not complete repairs. As such, rehabilitation of the existing unincorporated housing stock represents a housing need of the County. Thus, the County has included Action HO-A23 to ensure the County encourages the maintenance, rehabilitation, and revitalization of housing in the unincorporated community by continuing to offer home inspection services to identify substandard housing conditions in residential buildings at a reduced cost for low-income households. The County has also included Action HO-A24 in the Housing Plan, which requires the County to periodically survey housing conditions in the unincorporated area to maintain a current database on housing repair needs.

Additionally, Yolo County has a severe shortage of a variety of housing types at affordable prices, including housing for lower income households, larger households, and farmworkers. Compared to the incorporated cities, unincorporated Yolo County has the lowest number of rent-restricted units per 500 units (7.04) while Winters has the highest number of rent-restricted units per 500 housing units (57.2) in the County, followed by West Sacramento (33.9), Woodland (29.5), and then Davis (21). Additionally, there are currently 2,421 families on Yolo County Housing’s Voucher wait list and Project-Based

36 Yolo County. July 2019. Knights Landing Small Community Flood Risk Reduction Feasibility Study [page 37]. Available at: <https://www.yolocounty.org/home/showpublisheddocument?id=58945>

Voucher list, while another 20,580 are waiting on the site-based public housing lists and 1,086 are waiting on one of Yolo County Housing's partnership tax credit affordable properties. Further, as shown in Table II-10, approximately 2,387 (30.3%) of households in unincorporated Yolo County overpay for housing and the majority of households in unincorporated Yolo County overpaying for housing are in the extremely low (830 households overpaying), very low (615 households overpaying), and low (470 households overpaying) categories.

Figures V-13 and V-14 show the proposed candidate sites to meet the very-low and low income RHNA for Yolo County in relation to percent of renter-occupied and owner-occupied households, respectively, overburdened by housing costs, by census tract. As shown in Figure V-13, the entire unincorporated County has 20% to 40% of renter-occupied households overburdened by housing costs, with the exception of 3 census tracts around the City of Davis and 1 census tract north of the City of West Sacramento. Additionally, Figure V-14 identifies that the majority of the unincorporated County has 20% to 40% of owner-occupied households overburdened by housing costs; however, the census tract for the Capay Valley, which includes the communities of Madison, Esparto, Capay, Guinda, and Rumsey, has the most significant cost burden at 40% to 60% of owner-occupied households whose monthly housing costs are 30% or more of their household income. Additionally, Figure V-15 shows the proposed candidate sites to meet the very-low and low income RHNA for Yolo County in relation to overcrowded households, by census tract.

As previously stated, Esparto has the highest percentage of cost-burdened owner households in the unincorporated County and the second highest percentage of cost-burdened renter households, next to the census tracts adjacent to the City of Davis and West Sacramento. By identifying potential lower income sites in these locations, the County is striving to create new opportunities for more affordable and diverse housing in areas where cost burdens are already high, providing additional options to the County's existing residents. To address this severe shortage of a variety of housing types at affordable prices, including housing for lower income households, larger households, and farmworkers, in the unincorporated area, Action HO-A12 has been included in the Housing Plan to ensure the County continues to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households, as well as households with special needs, including large families, to ensure affordable housing meets the needs of all households in the unincorporated areas. Additionally, Action HO-A13 has been included in the Housing Plan to ensure the County's Community Services Department will continue to meet with Yolo County Housing representatives to identify opportunities to increase access to Housing Choice Vouchers in the unincorporated communities, including outreach to property owners in high opportunity and resource areas, and to explore avenues for collaboration and mutual support of the City, County, and Housing Authority affordable housing goals for extremely low-, very low-, and low-income and special needs units. Additionally, in conjunction with Action HO-A31, Action HO-A13 will also ensure the County will coordinate with Yolo County Housing to ensure that access to vouchers and assistance is available in all developments and neighborhoods in the unincorporated County and to educate the community on the important of integrating affordable housing throughout all geographic areas of the unincorporated communities and County, to help create more balanced and integrated neighborhoods

Lastly, as shown in Figure V-15, the unincorporated County has less than 8.2% of households that are overcrowded, with the exception of the census tract that contains the City of Winters and the adjacent unincorporated land which has 8.2% to 12% of households that are overcrowded. While the low rate of

overcrowding in the unincorporated areas is assumed to reflect a lower risk of displacement, California's recent history has shown that environmental disasters such as wildfires, earthquakes and floods can be significant causes of displacement, and that climate change is accelerating the risk from such disaster events. As previously noted, flooding and wildfires are significant hazards that would be catastrophic to the unincorporated communities of Yolo County. As shown on Figure V-16, the majority of existing and proposed assisted housing is located within the unincorporated community of Esparto. A wildfire in this area has the potential to significantly impact the Capay Valley, and could result in evacuations. However, Esparto is not designated by CalFire as a Very High or High Fire Hazard Severity Zone³⁷ and thus, is not anticipated to **experience significant displacement associated with wildfires**. In any case, grass fires in the unincorporated areas of the county are a concern. A wildfire disaster in unincorporated communities would exacerbate existing shortages of safe and accessible affordable housing and have a greater impact on vulnerable populations such as the aging population, persons living in poverty, and persons with a disability. Additionally, rural communities with a large agricultural base, such as those in unincorporated Yolo County, are home to farmworkers, who may be recent immigrants or migrants. These communities face additional challenges accessing aid and adequate housing after a disaster due to language barriers and uncertainty around program eligibility. As previously noted, Yolo County has multiple migrant farmworker facilities and affordable farmworker housing projects, resulting in a large farmworker population. For this reason, Yolo County has included Action HO-A30 in the Housing Plan to implement housing strategies of the Agricultural Labor Report to increase affordable housing for farmworkers and ensure quality of affordable rental facilities.

F. ASSESSMENT OF CONTRIBUTING FACTORS TO FAIR HOUSING ISSUES

Based on input from the community, community organizations, and fair housing advocates, the analysis in Sections II (Housing Needs), and III (Housing Constraints), and the assessment of fair housing issues in this section, Yolo County has identified several factors that contribute to fair housing issues in the unincorporated areas, including:

- Low-vacancy rates with limited availability affordable housing options, including rental housing and housing that is accessible to the general population;
- Limited availability and long-waitlists for various housing assistance programs through Yolo County Housing;
- Lack of high-paying jobs and distance from employment opportunities and goods/services, resulting in high transportation cost-burden and longer vehicle trips;
- Lack of adequate and available water and wastewater infrastructure to support a variety of housing types;
- Lack of infrastructure and opportunities in areas identified as having a low level of place-based opportunities or designated as low resource areas by the TCAC/HCD Opportunity Map;
- Significant broadband service issues (i.e., connectivity issues, slow service, and outdated infrastructure), contributing to lower educational and economic opportunities and healthcare service inequities; **and**
- Displacement resulting from a wide variety of conditions, such as increases in rental/housing costs and lack of available housing stock; **and**

³⁷ CalFire Fire Hazard Severity Zone Viewer. Available at: <https://egis.fire.ca.gov/FHSZ/>.

- Lack of outreach to inform persons of their housing rights and to assist residents and interested parties in filing a fair housing complaint in order to address discriminatory housing practices.

As identified in this assessment, the greatest barrier to fair housing and equal access to opportunity is the supply of a variety of housing types at affordable prices, including housing for larger households and farmworkers. Most of the contributing factors identified stem from a common issue of limited options and supply. However, it appears that existing utility infrastructure may pose the biggest barrier to the production of a variety of housing types to serve the unincorporated communities. As previously described, the communities of Esparto, Madison, and Knights Landing are served by community water and sewer, which accommodates higher densities of housing typically needed to serve lower income households.

Therefore, the County has identified addressing 1) availability of affordable housing, 2) expanding infrastructure in high/highest resource areas and areas of affluence, 3) improving services and infrastructure in lower income areas that have lower levels of people- and place-based opportunities, and 34) combating discriminatory practices through education as priorities to further fair housing as the primary approaches to increase fair housing opportunities, increase access and diversity within higher opportunity areas, and to ensure that fair housing practices are understood, encouraged, and followed. Section V.H. of this Background Report outlines all of the housing programs Yolo County has included to address these contributing factors. For example, Action HO-A12 in the Housing Plan ensures the County will continue to encourage qualified housing developers to pursue development of affordable housing and housing that are accessible to and supportive of persons and households with special needs. Additionally, to reduce constraints to residential development, including multifamily and affordable housing, in the County's communities served by water and sewer, the County has included Action HO-A19 in the Housing Plan to prioritize public infrastructure improvement projects, including water and sewer infrastructure, and flood hazard risk mitigation projects to 1) improve existing infrastructure in areas with high rates of poverty and inequity, and 2) improve infrastructure to increase access to high opportunity areas, and has included Action HO-A34 to address additional methods of increasing access to high opportunity and high resource areas, including encouraging housing that is allowed by right, such as residential care facilities where single family homes are allowed and farmworker housing in the County's agricultural areas, identifying the potential to intensify land uses where adequate infrastructure can be planned and provided, and working with the cities to identify best methods to address housing needs in the census tracts adjacent to cities where urban levels of housing may best be served by city infrastructure and services. The County has also included Action HO-A32 in the Housing Plan to implement strategies from the Yolo County 2020 – 2025 Strategic Plan to address broadband equity issues impeding access to opportunities for the unincorporated residents, which should assist in increasing educational opportunities for the unincorporated residents. Additionally, Action HO-A31 of the Housing Plan (Affirmatively Furthering Fair Housing Outreach and Coordination Program) in the Housing Plan requires the County to review future land use and planning proposals, including development proposals, general plan amendments, master planning efforts for parks, recreation, infrastructure, and other facilities and amenities, to ensure that the County is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and working to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement. Implementation of both of these programs will assist the County in ensuring future affordable and special needs housing projects will provide equitable access to opportunities. Overall, the Housing Element programs highlight the need for the County to update its ordinances to be

consistent with legislation adopted, regarding density bonuses, accessory dwelling units, low barrier navigation centers, transitional/supportive housing, emergency shelters, residential care facilities, employee housing, and agricultural worker housing. Additionally, the Housing Element programs identify the need to consider patterns of segregation, access to opportunities, and disproportionate housing needs, including the risk of displacement, when identifying areas for future housing to facilitate equal and fair housing opportunities affirmatively furthering fair housing services and opportunities for all persons.

G. ANALYSIS OF SITES PURSUANT TO AB 686

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in Chapter IV), but also whether the identified sites serve the purpose of improving segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

It should also be noted that in addition to those sites identified to accommodate the County's RHNA, Yolo County has an Inclusionary Housing Ordinance to foster development of affordable housing throughout the community, in all census tracts and at all income levels. The Inclusionary Housing Ordinance requires all residential for-sale developments of 10 or more units are required to provide 20% of the housing units at costs affordable to low- and moderate-income households. Additionally, multi-family rental projects with between seven and 19 units are required to provide 15% of the units to very-low-income households and 10% to low-income households while multifamily rental projects of 20 or more units are required to provide a minimum of 25% of the units at levels affordable to very-low-income households and an additional 10% of the total units to low-income households. Small residential projects of less than 10 for-sale units or 7 multi-family rental units are required to pay an in-lieu fee instead of providing affordable housing units as part of the development. These funds are put back into funding affordable housing projects reducing the financial constraint to producing affordable housing.

While this analysis of sites pursuant to AB 686 focused on those specific sites identified in the Housing Element to accommodate the County's RHNA, it can be expected that additional affordable development will occur at locations throughout the unincorporated area of the County at levels consistent with the County's Inclusionary Housing Ordinance, which strives to create integrated neighborhoods with diverse incomes, races, ethnicities, and backgrounds, significantly affirmatively furthering fair housing in Yolo County and the region.

Figure IV-1 identifies the County's inventory of sites with approved projects and sites that are vacant or underutilized and are described in detail in Appendix C. As shown, the County's lower, moderate, and above moderate-income sites are located throughout the unincorporated areas to ensure truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

1 Segregation/Integration

As previously stated, the County finds that there are no known historic patterns of segregation by race and ethnicity, persons with disabilities, or familial status. However, it appears that historical patterns of moderately segregated economic wealth exist within the unincorporated county with more rural,

unincorporated communities having median household incomes below the AMI, while incorporated cities and unincorporated areas adjacent to cities appearing to have median household incomes at or significantly above the AMI. As described throughout this Housing Element, the County is committed to supporting the development of housing to promote a more balanced and integrated pattern of household incomes. This is highlighted in Table IV-1 in Section IV (Inventory of Residential Sites), as the County has identified a surplus of sites and excess capacity for all income levels. To ensure more integrated patterns of economic wealth, the County is proposing the majority of moderate and above moderate income units in the unincorporated communities with median household incomes below the AMI, including Capay (15 above moderate income units), Dunnigan (91 moderate income units and 82 above moderate income units), Esparto (24 moderate income units and 165 above moderate income units), Guinda (2 moderate income units and 97 above moderate income units), and Madison (24 above moderate income units). These new moderate and above-moderate income developments in the unincorporated communities with the lowest median household incomes has the potential to help increase median income of these communities of eliminate historical patterns of segregated economic wealth.

Additionally, the County understands that there are some discernable patterns of segregation by age in unincorporated Yolo County. As previously stated, the senior (65+) population of the unincorporated area has been growing steadily over the past 2 decades, increasing from 9.9% (or 2,218) of the total unincorporated population in 2000 to 11.4% (or 2,768 persons) in 2010 to 13.1% (or 3,675 persons) in 2018. This continual increase in persons 65 years of age or older indicates a need to provide more services for this segment of the community. As shown on Figure V-65, the unincorporated County's older residents, specifically persons 65 years of age or older, tend to be concentrated in the northwestern (Madison, Esparto, Capay, Guinda, and Rumsey), northeastern (Knights Landing, Yolo, Zamora, and Dunnigan), and southeastern (Clarksburg) portions of the unincorporated County. According to the Esparto Community Plan, the senior population of Esparto has been growing steadily over the past decade and there is a need to provide senior housing in town as well as affordable rental apartments. Table IV-4 identifies sites in Dunnigan, Esparto, Madison, and Guinda appropriate for multifamily housing that can be used to increase the variety of housing types and affordability within communities; these sites are appropriate for a range of housing, including multifamily housing that is market rate as well as that which can serve lower income and special needs populations. Some of these sites are also appropriate for mixed-use housing that could combine services, such as health care, a community center, or other community services, with a senior housing project.

Figure V-75 identifies that the majority of the lower income sites to meet the RHNA, which are included in approved projects, are located within Esparto, with one approved mixed-income project located in the unincorporated area south of Davis. Table IV-4 identifies additional opportunities for lower income and multifamily housing in order to expand the variety of housing types and affordability levels in the County's communities and includes sites located in Dunnigan, Esparto, Madison, and Guinda.

The County understands that placing most sites to meet the very-low and low income RHNA in Esparto may amplify the concentrations of low-income and senior households in the unincorporated area exacerbating patterns of segregation and has included Table IV-4 to identify additional opportunities in Dunnigan, Madison, and Guinda to encourage affordable housing to meet the needs of those communities. Further, while the majority of very low and low income housing sites are located in Esparto, this is also the area with the largest amount of approved moderate and above moderate income

housing, which will provide for an equitable amount of growth amongst the income groups in the community.

The County also recognizes that the lack of adequate utility (water and wastewater) infrastructure systems, combined with other constraints such as the 100-year floodplain and active agricultural production as discussed in Chapter III (Housing Constraints), inhibits a variety of affordable housing types, specifically higher-density housing projects that accommodate lower income households and is a particular constraint to housing development in the high/highest resource areas, which are not generally served by public water and sewer systems. For example, the County understands that unincorporated areas surrounding Davis and West Sacramento are designated as having the highest-level of place based opportunities. Thus, placing affordable housing and/or senior housing in these areas would allow lower income households, persons with disabilities, female-headed households; and senior households to be in closer proximity to transit, employment centers, and goods and services. However, vacant land in these areas is not currently served by water and sewer service and would generally require connection to the incorporated cities of Davis's or West Sacramento's water and sewer systems or development of new water and sewer systems. Without connection to utility infrastructure, these sites would be heavily constrained from developing at higher densities. Therefore, concentrations of affordable housing in Yolo County typically appear where adequate community water and wastewater infrastructure exist to support affordable housing developments and where there are not significant floodplain issues that constrain development.

While the data in Figures V-23 through ~~V-165 and V-10~~ shows that the approved housing project sites to meet the very-low and low income RHNA need are located primarily in one census tract, the County endeavors to ensure that required affordable units are not concentrated in a single area of the County which may inadvertently contribute to the segregation of neighborhoods and economic wealth. Table IV-4 identifies sites designated for residential development and are appropriate to accommodate additional lower income units. In order to encourage affordable housing opportunities throughout the County, the County has identified additional sites to increase a variety of housing types and affordability levels beyond those needed to accommodate its RHNA. These excess sites have been identified in Dunnigan, Esparto, Guinda, and Madison. These sites are identified to continue to encourage affordable housing development by demonstrating locations in the County that could accommodate multifamily housing and to encourage a variety of housing types, including multifamily housing, transitional and supportive housing, single room occupancies, and emergency shelters, including low barrier navigational centers. Identification of these sites in the inventory of lower income sites communicates to the development community that these sites should be considered for potential affordable and special needs housing developments.

It is noted that Legal Services of California recommended that the County examine additional opportunities in high opportunity areas, such as in the vicinity of Davis and north of West Sacramento. One mixed income site, with very low and low income units, has been included south of Davis. Much of these areas are rural or agricultural and are constrained by agricultural land, lack of infrastructure, and flood hazards. However, Action HO-A34 is included to review opportunities in high resource areas and identify potential sites for affordable housing, multifamily housing, and mixed income housing where there are existing clusters of housing, where services could logically be provided (either through a new water/sewer district or through extension of City services) and where existing constraints, such as the 100-year floodplain, would not unduly constrain the development of new housing.

As previously described, the Housing Plan includes a variety of programs to encourage affordable and special needs housing. The Housing Plan also includes programs to address barriers to housing development in order to support a variety of housing sites that further the County's goal to affirmatively further fair housing. Action HO-A19 of the Housing Plan prioritizes projects that would 1) improve existing infrastructure and services in areas with high rates of poverty and inequity and 2) improve infrastructure to increase access to high opportunity areas. Action HO-A34 would increase access to high opportunity areas through identifying areas appropriate for lower income housing, mixed-income housing, or multifamily housing in high opportunity areas or areas of wealth.

2 R/ECAPs

The unincorporated County does not have any racially or ethnically concentrated areas of poverty and the identification of sites to accommodate the County's RHNA is not expected to alter this finding. Figure V-120 provides an ethnicity analysis identifying the existing assisted housing facilities and the proposed candidate sites to meet the very-low and low income RHNA for Yolo County in relation to the majority racial concentrations. As shown, two of the existing assisted housing sites and most of the approved projects with lower income sites to meet the very-low and low income RHNA are located in the unincorporated community of Esparto, which is located in a census tract with a slim (< 10%) white majority racial concentration. Additionally, the majority of the approved lower income and mixed income projects are also located in Esparto.

Two low income housing sites are located in South Davis, one has an approved mixed-income project that includes very low and low income units and the other is similar to the approved HK Park project and could also accommodate a mixed income development. These projects are located in an area with a slim White majority (<10%) and would increase opportunities in this area.

Table IV-4 also identifies additional housing sites with opportunities for multifamily and lower income development, to encourage lower income housing opportunities and multifamily opportunities in other unincorporated communities, including Guinda and Madison, which have a slim White majority as well as Dunnigan, which has a slim Hispanic majority.

While the County has adequate approved development projects in Esparto and South Davis to accommodate all of its RHNA, it has gone to lengths to identify a more detailed and deep inventory of potential housing sites, including sites for moderate and above moderate income housing in lower income areas and non-White majority areas, as well as providing for lower income housing sites in areas with a White majority, as shown on Figure V-120.

The third existing assisted housing site is located in the unincorporated community of Knights Landing, which is located in a census tract with a slim (<10%) Hispanic majority racial concentration. As shown on Figure V-164 (Very Low and Low-Income Population), the census block groups for Madison, Esparto, Capay, Guinda, Rumsey, Knights Landing, and Dunnigan have 50 – 75% of the population within the very low- or low-income group. Thus, placing sites to meet the very-low and low income RHNA in areas where concentrations of lower income households are located would ensure the needs of existing and future residents are met while not furthering racially or ethnically concentrated areas of poverty.

3 Access to Opportunity

Figures V-87 and V-98 shows the County's existing and proposed affordable housing sites in relation to the people-based and place-based opportunities, respectively. As previously stated, the unincorporated communities of Madison, Esparto, Capay, Brooks, Guinda, Rumsey have higher-level of people-based opportunities and lower-levels of place-based opportunities, while the unincorporated communities of Yolo, Knights Landing, Zamora, and Dunnigan have an average-level of people-based opportunities and lower-levels of place-based opportunities. As discussed in Chapter IV, the County has adequate approved projects to meet the RHNA and has identified additional sites in its residential inventory to encourage a variety of housing sites and affordability levels. As shown on Figures V-87 and V-98, sites with approved projects to meet the very-low and low income RHNA need are located in the unincorporated community of Esparto and in the unincorporated area south of Davis.

Excess sites have been identified in Dunnigan, Esparto, Guinda, Madison, and South Davis to encourage the development of a variety of housing types throughout the unincorporated County. Additionally, Figure V-119 shows the County's existing and potential affordable housing sites Yolo County in relation to TCAC-designated resource areas. As previously noted, analysis of the TCAC/HCD opportunity Area Maps show that census tracts in the unincorporated areas of Yolo County vary greatly in resource classifications based on location. However, Figure V-119 highlights how the proposed lower income housing sites are located within an area designated as "High Resource" on the TCAC/HCD opportunity Area Maps. Areas designated as "High Resource" are within the top forty percent in the region in terms of areas that lower-income residents may thrive if given the opportunity to live there.

LSNC comments on the City's Public Review Draft and Revised Draft Housing Element noted that many of the lower income sites were accommodated in Esparto and other unincorporated communities with lower levels of place-based resources and recommended that the County provide sites in the unincorporated areas around Davis and the unincorporated area north of West Sacramento. The following section provides a more detailed discussion of housing opportunities in these areas.

The area around West Sacramento, which includes a high place-based opportunity area to the north and a TCAC high resource area to the west and south, was reviewed and determined to not be suitable for multifamily housing. While West Sacramento is protected from 100-year flood hazards, unincorporated lands (which are predominantly agricultural) surrounding West Sacramento are in the 100-year floodplain. Base flood elevations are approximately 30 feet and higher and are not suitable for residential development. These flooding conditions are associated with the Yolo Bypass, which is adjacent West Sacramento and is a regional flood bypass facility that diverts water, through a system of weirs, from the City of Sacramento and other nearby riverside communities.

The area around Davis includes high and highest place-based opportunity areas to the north, northwest, and southeast and TCAC high and highest resource areas to the west, north, and east. In the Davis area, one approved mixed income project is located South Davis. Another site for a similar mixed income project in South Davis has been added to the inventory in Table IV-4. These sites increase access to a block group with high place-based and moderate people-based opportunities (Figures V-87 and V-98) and will expand access to opportunities for lower income households, including senior, female-headed households, and households with a disabled member. With the exception of these two sites, opportunities in the unincorporated area around Davis generally fall into two categories. The first category includes developed low density residential communities with a limited number of small vacant

parcels that have the potential for residential development (see Figures IV-1B and IV-1C). The second category of land in the unincorporated area around Davis is agricultural land that is in large parcels (predominantly 20 acres or larger) and is not served by water or sewer infrastructure. Due to lack of infrastructure, these sites are not currently suitable for multifamily housing.

Sites in the Clarksburg region, which is a TCAC highest resource area, are within the Delta Primary Zone and within the 100-year floodplain. The County's capacity to increase housing in this area is limited due to the Delta Protection Committee Land Use and Resource Management Plan for the Primary Zone, which prohibits increased flood protection from resulting in residential designations or densities beyond those allowed under zoning and general plan designations in place in 1992. Therefore, no new sites for multifamily housing or lower income housing are identified.

The areas around Woodland are generally moderate place-based opportunity areas. While there are some unincorporated lands located within Woodland's high opportunity areas, these are either large agricultural parcels or developed areas and no opportunities for multifamily or affordable housing were identified in the limited portions of high opportunity areas in the vicinity of Woodland.

While the area surrounding Winters is a high TCAC resource area, this area is identified as a low place-based opportunity area. While the City provides services to the El Rio Villas (farmworker housing in the unincorporated County), the City has not planned to provide infrastructure service to additional development in the unincorporated County. Areas adjacent the City are primarily large agricultural parcels and, to the north, are impacted by the floodplain to the north. No sites were identified as having development potential during the 6th RHNA Cycle, due to the size of sites, presence of the floodplain, and lack of planned infrastructure.

While there is limited land available in the unincorporated, high resource areas in the vicinity of Davis to accommodate new multifamily residential development and West Sacramento is constrained by the floodplain and associated flood depths, the County has identified several methods to increase access to these areas. The County currently allows development of duplexes, triplexes, and fourplexes on in the R-L and R-M zones, as discussed in Chapter III. In order to incentivize duplexes, triplexes, and fourplexes in the R-L and R-M zones, Program HO-A7 will update the Zoning Code to allow duplex, triplex, and fourplex uses to be processed ministerially, simplifying the process for these uses and encouraging a greater variety of housing types in predominantly single-family neighborhoods in the unincorporated areas, including neighborhoods around Davis. Program HO-A28 prioritizes spending the County's inclusionary housing in-lieu funds in areas that are designated the same or higher opportunity or place-based resource area in order to provide another mechanism for housing investments in high and highest resource and opportunity areas. Recognizing that infrastructure would be needed to accommodate significant increases in units, such as multifamily housing, in areas that have not been planned for residential development, Program HO-A34 provides a framework for the County to further evaluate high resource areas and work with Davis, Winters, and Woodland to identify opportunities for infrastructure to be extended to provide additional affordable housing in the unincorporated areas. Overall, the location of the majority of affordable housing sites in Esparto would not restrict residents' access to opportunities, and would actually provide residents with more opportunities due to the higher level of services, including reliable transit services, and the communities proximity to large employment centers, such as the Cache Creek Casino Resort, in comparison to other unincorporated communities. The Esparto Community Plan identified goals for the restoration and

revitalization of the Historical Business District and Esparto Depot District to provide a variety of opportunities for commercial and industrial development, further diversifying the existing job market. The Esparto Community Plan also identifies that Esparto could be on the verge of an economic renaissance. The Cache Creek Casino Resort continues to grow and draw visitors from throughout northern California. Additionally, the nearby Cache Creek Casino Resort has over 2,200 employees and expects to hire between 300 and 500 new, full-time employees when the hotel expansion is completed. New residential development is seen as desirable by the local residents in order to provide additional housing, make more local services feasible, and to boost the local economy. Additionally, new residential development in Esparto has been predominantly detached single-family dwellings. While these new houses are generally affordable when compared to many other surrounding communities, they are still beyond the means of many residents of Esparto. For this reason, new residential development should include more attached housing types and some housing priced to be affordable to lower income households with an eye toward special populations. Additionally, the Yocha Dehe Wintun Nation has contributed mitigation monies to upgrade some portions of Highway 16 in the Capay Valley. These funds are primarily overseen and administered by CalTrans. The Tribe contributes annually to the Yolo County Transit District (“Yolobus”) to operate additional public transportation service routes to the Capay Valley, increasing reliable transit opportunities for the lower-income and special needs population households in Esparto. Yolobus provides regular service to Cache Creek Casino Resort from Esparto, Woodland, and beyond, allowing Esparto residents to easily travel to incorporated areas for work or goods and services, such as medical treatments or County services. Therefore, placing all of the proposed affordable housing sites in Esparto would not restrict residents’ access to opportunities, and would actually provide residents with more opportunities due to the reliable transit services and the communities proximity to large employment centers, such as the Cache Creek Casino Resort. Moreover, the sites inventory contributes to affirmatively further fair housing by helping to stimulate investing in areas where additional people- and place-based opportunities are desired, and where new residential and/or mixed-use development can help to improve some of the opportunity level characteristics discussed earlier in this section. As previously noted, the County is proposing the majority of moderate and above moderate income units in the unincorporated communities with median household incomes below the AMI, including Capay (15 above moderate income units), Dunnigan (91 moderate income units and 82 above moderate income units), Esparto (24 moderate income units and 165 above moderate income units), Guinda (2 moderate income units and 97 above moderate income units), and Madison (24 above moderate income units). By focusing the proposed moderate and above-moderate income sites in the unincorporated communities with lower-levels of opportunities, the County has the potential to help increase the resource designation and opportunity levels of these areas, as well as have the opportunity to increase the median household income. For example, the property taxes from moderate income and above moderate income developments would assist in providing funding for schools and fire protection districts, assisting in improving place-based opportunities for education and neighborhood stability.

Additionally, it is important to note that the County endeavors to ensure that required affordable units are not concentrated in one area of the County which may inadvertently contribute to the segregation of neighborhoods and lower-levels of opportunity for lower income residents; however, the County also recognizes that the lack of adequate utility (water and wastewater) infrastructure systems, combined with other constraints such as the 100-year floodplain and active agricultural production as discussed in Chapter III (Housing Constraints), inhibits a variety of affordable housing types, specifically higher-density housing projects that accommodate lower income households. This greatly reduces the

potential to fully disperse housing throughout the County and restricts the County's ability to place affordable housing in areas with higher place-based opportunities. For example, the County understands that unincorporated areas surrounding Davis and West Sacramento are designated as having the highest-level of place based opportunities; however, these areas are not currently served by water and sewer service that could support higher density development. Additionally, Clarksburg is designated having the highest people-based and average place-based access to opportunities and is classified on the TCAC/HCD Opportunity Area Maps as having the "Highest Resources". Thus, housing developments in this community would provide for greater access to opportunities for lower income groups than affordable housing developments in Esparto. However, absence of a community-wide sanitary sewer system, a high groundwater table, and the parcel area necessary for construction and replacement of septic systems has limited development to predominantly single-family homes on one-acre parcels. To reduce constraints to residential development, including multifamily and affordable housing, in the County's communities served by water and sewer, the County has included Action HO-A19 in the Housing Plan to prioritize public infrastructure improvement projects, including water and sewer infrastructure, and flood hazard risk mitigation projects to 1) improve existing infrastructure in areas with high rates of poverty and inequity, and 2) improve infrastructure to increase access to high opportunity areas.

4 Displacement Risk

According to Figure V-132, the entire unincorporated County has 20% to 40% of renter-occupied households overburdened by housing costs, with the exception of 3 census tracts around the City of Davis and 1 census tract north of the City of West Sacramento. Compared to the incorporated cities, the unincorporated communities have a much lower rate of renter-occupied households. As shown in Figure V-132, the City of Davis has seven census tracts with 60 – 80% of renter-occupied households overburdened and six census tracts with 40% to 60% of renter-occupied households overburdened by housing costs. Additionally, the City of Woodland one census tract with 60 – 80% of renter-occupied households overburdened and eight census tracts with 40% to 60% of renter-occupied households overburdened by housing costs. Additionally, Figure V-143 shows the proposed candidate sites to meet the very-low and low income RHNA for Yolo County in relation to percent of owner-occupied households overburdened by housing costs, by census tract. As shown, the majority of the unincorporated County has 20% to 40% of owner-occupied households overburdened by housing costs; however, the census tract for the Capay Valley, which includes the communities of Madison, Esparto, Capay, Guinda, and Rumsey, has the most significant cost burden at 40% to 60% of owner-occupied households whose monthly housing costs are 30% or more of their household income.

As shown in Table II-10, as of the 2013 – 2017 CHAS, approximately 2,387 (30.3%) of households in unincorporated Yolo County overpay for housing, which is slightly lower than total percent of households (37.8%) countywide overpaying for housing. In unincorporated Yolo County, more renter households overpay for housing (1,221 renter households overpaying) than owner households (1,166 owner households overpaying). Additionally, the majority of households in unincorporated Yolo County overpaying for housing are in the extremely low (830 households overpaying), very low (615 households overpaying), and low (470 households overpaying) categories. As previously stated, Esparto has the highest percentage of cost-burdened owner households in the unincorporated County and the second highest percentage of cost-burdened renter households, next to the census tracts adjacent to the City of Davis and West Sacramento. Thus, by identifying these potential lower income sites in Esparto, the

County is striving to create new opportunities for more affordable housing in areas where cost burdens are already high and reduce the risk of displacement.

Additionally, Figure V-154 shows the proposed candidate sites to meet the very-low and low income RHNA for Yolo County in relation to overcrowded households, by census tract. As shown, the unincorporated County has less than 8.2% of households that are overcrowded, with the exception of the census tract that contains the City of Winters and the adjacent unincorporated land which has 8.2% to 12% of households that are overcrowded. The most significant census tracts in the County with overcrowded households are located in the incorporated cities of Woodland and West Sacramento. Too many individuals living in housing with inadequate space and number of rooms can result in deterioration of the quality of life and the condition of the dwelling unit from overuse. Due to the low rate of overcrowding in the unincorporated areas, it is assumed that the unincorporated County has a lower risk of displacement.

Figure V-76 shows the proposed candidate sites to meet the very-low and low income RHNA for Yolo County in relation to household median income, by census tract. Patterns of moderately segregated economic wealth, as indicated by median household income, do exist in Yolo County. These patterns are largely a result of the County's development pattern, with the unincorporated, more rural areas of Yolo County having lower levels of household income when compared to the County's incorporated cities. Further, Figure V-163 shows the proposed candidate sites to meet the very-low and low income RHNA for Yolo County in relation to very low- and low-income populations, by census tract. Sites are located in Esparto, which has 50% to 75% of very low and low income population as well as a median income of \$55,000 - \$87,100 annually. By locating new housing in areas where household incomes are low, the County is promoting new opportunities for more affordable housing choices for the County's existing lower-income households in the neighborhoods where they already live.

Additionally, as previously noted, to ensure more integrated patterns of economic wealth, the County is proposing the majority of moderate and above moderate income units in the unincorporated communities with median household incomes below the AMI, including Capay (15 above moderate income units), Dunnigan (91 moderate income units and 82 above moderate income units), Esparto (24 moderate income units and 165 above moderate income units), Guinda (2 moderate income units and 97 above moderate income units), and Madison (24 above moderate income units). The County understands that there is the potential for economic displacement because of new moderate and above moderate development and investment within areas with lower median household income. This "knock-on" effect can occur at any time, and it can be challenging for the County to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing units available in the marketplace. As previously noted, the County appreciates the possibility that displacement might occur in the future and has developed Action HO-A3 to ensure replacement of affordable units and to ensure assistance is provided consistent with SB 330. Additionally, should displacement of lower income households be identified, Action HO-A3 requires the County to seek funding for a Downpayment Assistance Program to assist lower income households with purchasing market-rate homes in the unincorporated areas.

5 Site Analysis Findings

Yolo County has an Inclusionary Housing Ordinance which helps to affirmatively further fair housing throughout the community and assists in creating more integrated and balanced neighborhoods

throughout the County, as described at the beginning of this section. Because of the Inclusionary Housing Ordinance, there are affordable housing options throughout the County and the County is committed to continuing its Inclusionary Housing Ordinance to help create a more integrated and diverse community.

The County also has a number of projects that are under construction and approved/entitled which meet the moderate and above-moderate RHNA needs. Moreover, the County has a history of developing affordable housing projects throughout the County. As shown on Figures V-2 to V-163, the proposed candidate sites to meet the very low and low income RHNA for Yolo County are located primarily in Esparto, with additional sites identified in the Davis area (HK Park, an approved mixed-income project), Dunnigan, Guinda, and Madison. While the majority of the County's RHNA is accommodated by approved development projects in Esparto, it is noted that there is also a significant amount of moderate and above moderate income development that has also been approved in Esparto, which will ensure that the community grows in a balanced manner and does not develop lower income units at a rate disproportionate to moderate and above moderate income units.

The County endeavors to ensure that required affordable units are not concentrated in 1 area of the County which may inadvertently contribute to the segregation of neighborhoods; however, the County also recognizes that the lack of adequate utility (water and wastewater) infrastructure systems, combined with other constraints such as the 100-year floodplain and active agricultural production as discussed in Chapter III (Housing Constraints), inhibits a variety of affordable housing types, specifically higher-density housing projects that accommodate lower income households and reduce the potential to fully disperse housing throughout the County, particularly in areas without services and with significant flooding constraints. As discussed under Access to Opportunity, there is limited potential for new affordable housing in the unincorporated areas around the incorporated cities; similarly, there is also limited capacity for moderate and above moderate income housing in these areas due to very few vacant sites. Therefore, concentrations of affordable housing in Yolo County typically appear where adequate community water and wastewater infrastructure exist to support affordable and market-rate housing developments.

Moreover, compared to the other unincorporated communities, Esparto has more access to transit and major activity centers, like the Cache Creek Casino Resort and the City of Woodland, which can provide resources and opportunities to lower income and special needs population households. Additionally, the County recently updated the Esparto Community Plan in 2019, which provided new guidance for the redevelopment and revitalization of the Historical Business District and Esparto Depot District to provide a variety of opportunities for commercial and industrial development, further diversifying the existing job market. Additionally, the updated Esparto Community Plan contains a revised the land use map, which provides a better balance of land uses to support a variety of housing types.

While the County's very low and low RHNA needs are accommodated primarily in Esparto, which does not represent extremely concentrated racial or ethnic populations, the County has extensively reviewed potential housing sites to expand its inventory of sites for lower income housing to encourage development in other communities and to expand affordable housing opportunities. Similarly, in each unincorporated community where capacity is identified to accommodate lower income housing, capacity is also identified for moderate and above moderate income housing to encourage a variety of housing types and income levels. The County's inclusionary housing ordinance further ensures that new

development serves a mix of income levels, promoting affordable units mixed with market rate development in all unincorporated communities.

While there is limited land available in the unincorporated, high resource areas in the vicinity of Davis to accommodate new multifamily residential development and West Sacramento is constrained by the floodplain and associated flood depths, the Housing Plan includes several methods to increase access to these areas as well as other predominantly single-family residential, high resource, or high opportunity areas. It is also acknowledged that each of these jurisdictions has received a much larger RHNA than the County and will be accommodating additional units within their boundaries during the 6th Cycle.

In order to incentivize duplexes, triplexes, and fourplexes in the R-L and R-M zones, Program HO-A7 will update the Zoning Code to allow duplex, triplex, and fourplex uses to be processed ministerially, simplifying the process for these uses and encouraging a greater variety of housing types in predominantly single-family neighborhoods in the unincorporated areas. Program HO-A28 prioritizes spending the County's inclusionary housing in-lieu funds in areas that are designated the same or higher opportunity or place-based resource area in order to provide another mechanism for housing investments in high and highest resource and opportunity areas. Recognizing that infrastructure would be needed to accommodate significant increases in units, such as multifamily housing, in areas that have not been planned for residential development, Program HO-A34 provides a framework for the County to further evaluate high resource areas and work with Davis, Winters, and Woodland to identify opportunities for infrastructure to be extended to provide additional affordable housing in the high resource/high opportunity areas. The Housing Plan also includes actions to encourage additional development of lower income units throughout the County through its accessory dwelling unit program and through its Inclusionary Housing Ordinance.

For these reasons, the County finds that the sites proposed to accommodate its RHNA need do not unduly burden existing areas of concentrated racial or ethnic homogeneity, poverty, or other characteristics. Moreover, the sites contribute to affirmatively further fair housing by helping to stimulate investing in areas where additional people- and place-based opportunities are desired, and where new residential and/or mixed-use development can help to improve some of the opportunity level characteristics discussed earlier in this section.

H. ANALYSIS OF FAIR HOUSING PRIORITIES AND GOALS

To affirmatively further fair housing in the unincorporated areas of Yolo County, the County is committed to implementing its Inclusionary Housing Ordinance, promoting affordable accessory dwelling units, and providing sites suitable for affordable housing in areas near transit, which are not unduly racially or ethnically concentrated, and where new residential development affordable to very-low and low-income households can help to expand people- and place-based opportunities. Through this Affirmatively Furthering Fair Housing Needs Assessment in this chapter, the County has identified the following priorities to address the contributing factors to fair housing issues and to ensure adequate sites to affirmatively further fair housing:

- 1) addressing the availability of affordable housing,

2) expanding infrastructure and accommodating a greater variety of housing types in high/highest resource areas and areas of affluence to improve access to these areas,

3) improving services and infrastructure in lower income areas that have lower levels of people- and place-based opportunities,- and

4) combating discriminatory practices through education as priorities to further fair housing as the primary approaches to increase fair housing opportunities, increase access and diversity within higher opportunity areas, and to ensure that fair housing practices are understood, encouraged, and followed.

Yolo County has a long history of supporting affordable housing development, actively implementing its Inclusionary Housing Ordinance. Moving forward, the County remains committed to providing a diversity of housing options for all income levels, and is committed to encouraging their development throughout the community to help overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. The following list summarizes those programs identified in this Housing Element which affirmatively further fair housing, address the needs identified in this chapter, and address the County's priorities (the priority(ies) associated with each action are identified in parentheses following the action). Please see the Housing Plan for detailed metrics and milestones associated with each action.

- Action HO-A3 to ensure compliance with the requirements of Government Code Section 65583.2(g), 65915(c)(3), and 66300. Implementation of this action ensures the displacement of lower income households does not occur due to development of the lower, moderate, and above-moderate housing sites identified in the housing inventory. This program also includes a component to seek Downpayment Assistance Program funding to further assist households in the event that a displacement risk is identified. (Priority 4)
- Action HO-A4 to require community plan updates or new specific plans to include a target ratio of rentals to for-sale housing for new residential growth, adopt standards to require a range of housing unit sizes, and include policies and land use designations that support minimum levels of senior housing and mobile home park development, which will expand housing choices throughout the County's unincorporated communities. (Priority 1)
- Action HO-A5 to ensure resale controls, and rent and income restrictions, are placed on affordable housing units created through incentives through deed-restrictions and long-term (e.g., minimum of 55 years) or in perpetuity affordability agreements. (Priority 1)
- Action HO-A6 to assist interested mobile home park residents and/or non-profits in applying for State technical assistance and financing for mobile home park acquisition through the Mobilehome Park Resident Ownership Program (MPROP). The County will prepare MPROP packets/marketing materials and make them available to existing renters through providing information packets online, at County libraries, and at locations that provide senior services, detailing available options for converting their rental units into affordable ownership properties through the CalHome program. (Priorities 1 and 4)
- Action HO-A7 to update the Zoning Code to address identified housing constraints related to streamlined and ministerial review for eligible affordable housing projects, ADUs, residential care facilities, single-room occupancy, agricultural worker housing, employee housing, emergency shelters, transitional and supportive housing, low barrier navigation centers, streamlined and ministerial review for eligible affordable housing projects, density bonus,

design review, and provides for a ministerial process for duplex, triplex, and fourplex units in the R-L and R-M zones to expand housing choices in predominantly developed neighborhoods with opportunities for development through in-fill parcels or intensification of existing uses. (Priorities 1, 2, and 4)

- Action HO-A8 to annually review State housing legislation and identify necessary changes to the County’s development processes, Zoning Code, and other regulatory documents to identify and remove constraints to the development of housing and to ensure implementation of requirements to affirmatively further fair housing. Special attention will be given by the County in the minimizing of governmental constraints to the development, improvement, and maintenance of housing and supporting legislation that:
 - Addresses the unique housing needs and constraints of rural areas with limited public infrastructure and environmental constraints, such as flood hazard areas and wildfires, and/or
 - Extends California Environmental Quality Act Guidelines exemptions and streamlining provisions to affordable and in-fill housing development in unincorporated communities that are not served by major transit routes (Priorities 1, 2, 3, and 4)
- Action HO-A9 to coordinate with local businesses, housing advocacy groups, neighborhood organizations, Citizens Advisory Committees, and Chambers of Commerce to build public understanding and support for workforce and special needs housing and provide meaningful, frequent, and ongoing public participation with community members and key stakeholders.; (Priorities 1 and 4)
- Action HO-A10 to engage a broad spectrum of the public in the development of housing policy, including households at all economic levels, ethnic and minority populations, youth and seniors, religious organizations, groups with disabilities, and other groups that may be historically underrepresented, as appropriate, when updating community plans, the Zoning Code, and other planning and development regulations. (Priority 4)
- Actions HO-A11 and HO-A12 to assist non-profit organizations and developers in obtaining in State and federal funding for the production of affordable housing and to provide incentives and assistance with affordable housing projects, with additional provisions to encourage and assist extremely low income housing and housing for special needs populations, including seniors, disabled, developmentally disabled, single parent, homeless, farmworker, and large families. To affirmatively further fair housing, the County will proactively provide affordable housing developers with maps illustrating high resource areas in the County that include potential sites for lower income housing from the inventory of residential sites to highlight opportunities for development projects to increase access to affordable housing in areas with high levels of resources and opportunities. (Priorities 1 and 4)
- Action HO-A13 to market the Housing Choice Voucher program, improves its overall effectiveness for extremely low-income households, and prioritizes vouchers to be set aside for extremely low-income households. The Yolo County Community Services Department will continue to meet with Yolo County Housing representatives to identify opportunities to increase access to Housing Choice Vouchers in the unincorporated communities, including outreach to property owners in high opportunity and resource areas, and to explore avenues for collaboration and mutual support of the City, County, and Housing Authority affordable housing

goals for extremely low-, very low-, and low-income and special needs units. (Priorities 1 and 4)

- Action HO-A15 to promote the First-time Homebuyers Down Payment Assistance program to the public through public outreach, inform local real estate agencies of program availability, incorporate housing counseling programs, and continue to apply for program funding. (Priorities 1 and 4)
- Action HO-A16 to provide information and financial assistance, as available, to help low and moderate-income households in obtaining affordable housing by distributing this information to non-profit organizations serving low-income families, special assistance programs and low-income housing advocacy groups. (Priorities 1 and 4)
- Action HO-A19 to evaluate public infrastructure improvement projects to reduce constraints to residential development, including multifamily and affordable housing, in the County's communities served by water and sewer. To improve access to opportunities, the County will prioritize public infrastructure improvement projects, including water and sewer infrastructure, and flood hazard risk mitigation projects to 1) improve existing infrastructure in areas with high rates of poverty and inequity, and 2) improve infrastructure to increase access to high opportunity areas. (Priorities 2 and 3)
- Action HO-A20 to establish a Planner position to coordinate County housing activities, and to create partnerships and seek funding that result in expanded housing opportunities. (Priorities 1, 2, 3, and 4)
- Action HO-A21 to encourage the development of ADUs and JADUs through a variety of measures, including a promotional campaign to increase awareness and outline the benefits of ADUs/JADUs, an ADU amnesty program to allow property owners to bring an illegally built ADU structure into compliance with permit and code requirements to improve the safety of illegally built ADU structures, and developing prototype ADU plans that property owners may use to incentivize the development of ADUs and JADUs. (Priority 1)
- Action HO-A22 to continue to work cooperatively with Yolo County Housing and the Cities of Davis, West Sacramento, Winters, and Woodland through the Yolo County Homeless and Poverty Action Coalition (which serves as the local continuum of care) to ensure an on-going, countywide, centralized, coordinated system of prevention services that improves access to services for people at risk of or experiencing homelessness, including outreach activities, information regarding location and availability of temporary housing and emergency shelter assistance, and information regarding services for the homeless population. . (Priorities 1, 2, and 4)
- Action HO-A23 to publicize information about rehabilitation loan programs, subsidized housing programs, and the availability of other funding mechanisms to help with home upkeep and maintenance, such as reverse mortgages for seniors on fixed incomes. (Priorities 1 and 4)
- Action HO-A23 to continue to offer home inspection services to identify substandard conditions in residential buildings for an inspection fee, or reduced cost for low-income households.
- Action HO-A28 to continue to implement the County's Inclusionary Housing Ordinance to ensure new residential development addresses its fair-share of housing needs for all income levels and assists in providing a variety of housing types, including opportunities for special

needs populations. Development of the affordable units on-site will normally be encouraged to promote integration of all income levels throughout unincorporated Yolo County. When alternatives to on-site inclusionary units are provided, the County shall prioritize receiving sites or committing inclusionary housing in-lieu funds in areas that are designated the same or higher opportunity area, based on the current California Tax Credit Allocation Committee/Housing and Community Development Department resource maps, as the market rates units in the development to affirmatively further fair housing opportunities. Additionally, this action will ensure the County periodically reviews and updates the Inclusionary Housing Ordinance to ensure the requirements do not make new market-rate development financially infeasible, especially during this slow period of recovery in the housing market (Priorities 1 and 4)

- Action HO-A29 to explore new ways to partner with non-profits, philanthropic organizations, and other local agencies to provide affordable housing, as well as long-term transitional and permanent supportive housing for county residents at risk of becoming homeless. (Priorities 1 and 4)
- Action HO-A30 to implement housing strategies of the Agricultural Labor Report to increase affordable housing for farmworkers and ensure quality of affordable rental facilities. (Priorities 1 and 4)
- Action HO-A31 to facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing services and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through providing information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers. (Priority 4)
- Action HO-A32 to implement strategies from the Yolo County 2020 – 2025 Strategic Plan to address broadband equity issues impeding access to opportunities for the unincorporated resident. (Priority 3)
- Action HO-A34 to review affluent and high/highest resource areas to identify potential opportunities for the County to encourage additional lower and moderate income housing in these areas and to work with the cities to identify opportunities for infrastructure and/or sphere of influence extensions where appropriate to accommodate affordable housing multifamily housing, or mixed income development in these areas only where there are existing clusters of housing or urbanization or where there would be a logical extension of the urban development pattern without a significant loss of farmland and through increasing diversity through encouraging additional eligible farmworker housing that qualifies as a permitted use under State law. (Priority 2)

To the extent that these programs represent ongoing work efforts, these programs are evaluated for effectiveness within Section 2 of this Background Report. Action HO-316 within the Housing Element contains specific programs aimed to address other factors identified as impediments to fair housing in this Housing Element and are intended to affirmatively further fair housing. These programs include:

Information and outreach regarding fair housing. Provide public information and brochures regarding fair housing/equal housing opportunity requirements including how to file a complaint and access the investigation and enforcement activities of the State Fair Employment and Housing Commission. This information will be made available by placing information on the County's website and in schools, libraries, other public buildings and meeting places, and by advertising in the local media. This

information will be reviewed annually to ensure that any materials, links, and information provided are up-to-date.

Enforcement of fair housing laws. Serving as liaison between the public and appropriate agencies in matters concerning housing discrimination within the County. The County will refer fair housing complaints to the County District Attorney or to the State Fair Employment and Housing Commission.

Annual training. Annual training of County staff, including through coordination with local advocacy groups, such as LSNC, on how to receive, log, refer, and follow-up on fair housing complaints, as well as updates to fair housing legislation. If resolution was not obtained for any complaints, refer complaint to HCD to ensure that affordable housing laws are actively enforced.

Work collaboratively with regional partners and organizations. Work with local organizations, through Legal Services of Northern California, Continuum of Care, and Housing Authority efforts, to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households.

Replacement of segregated living patterns. Review land use and planning proposals, including development proposals, general plan amendments, master planning efforts for parks, recreation, infrastructure, and other facilities and amenities, to ensure that the County is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and working to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement

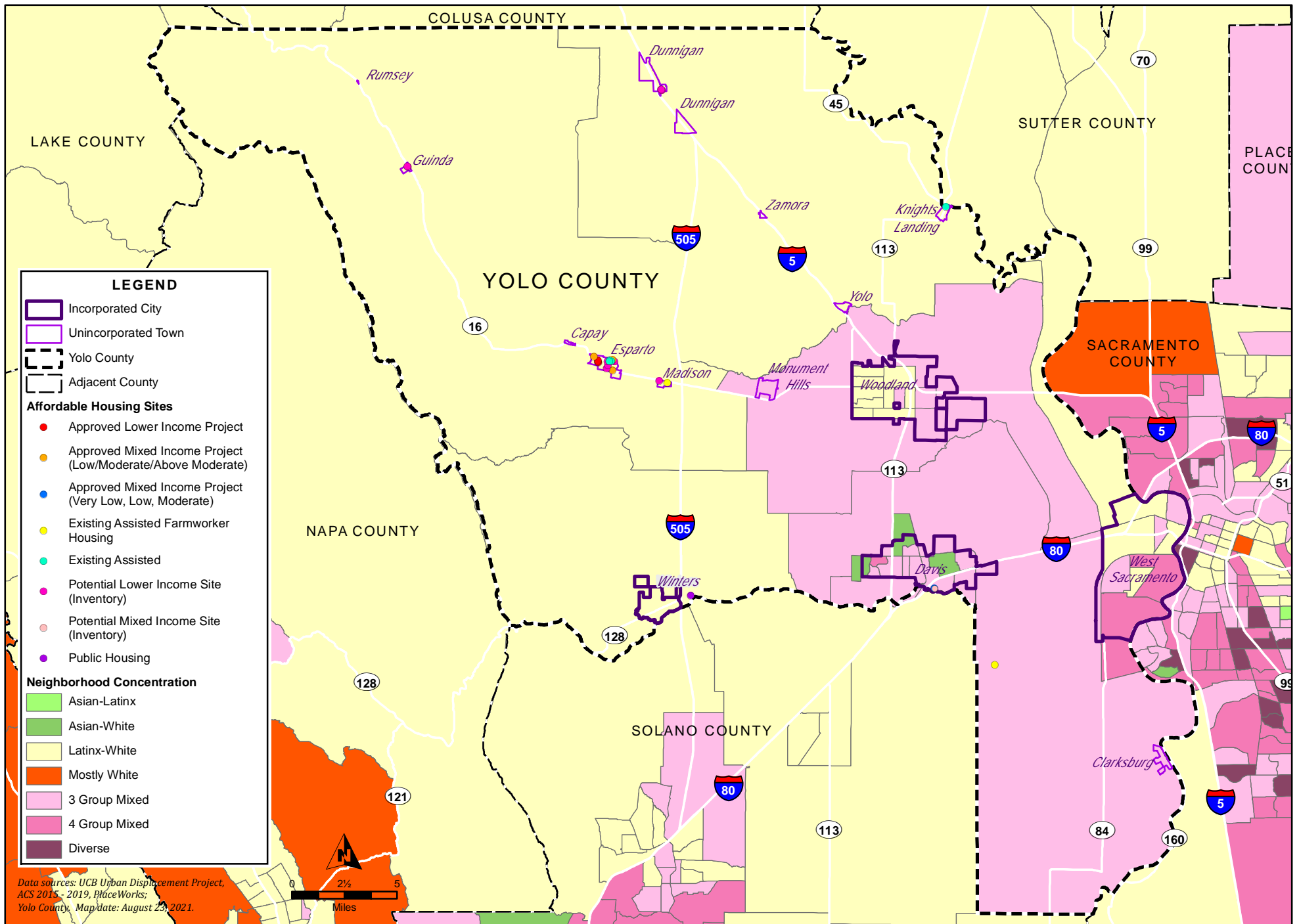


Figure V-2: Neighborhood Segregation by Census Tract

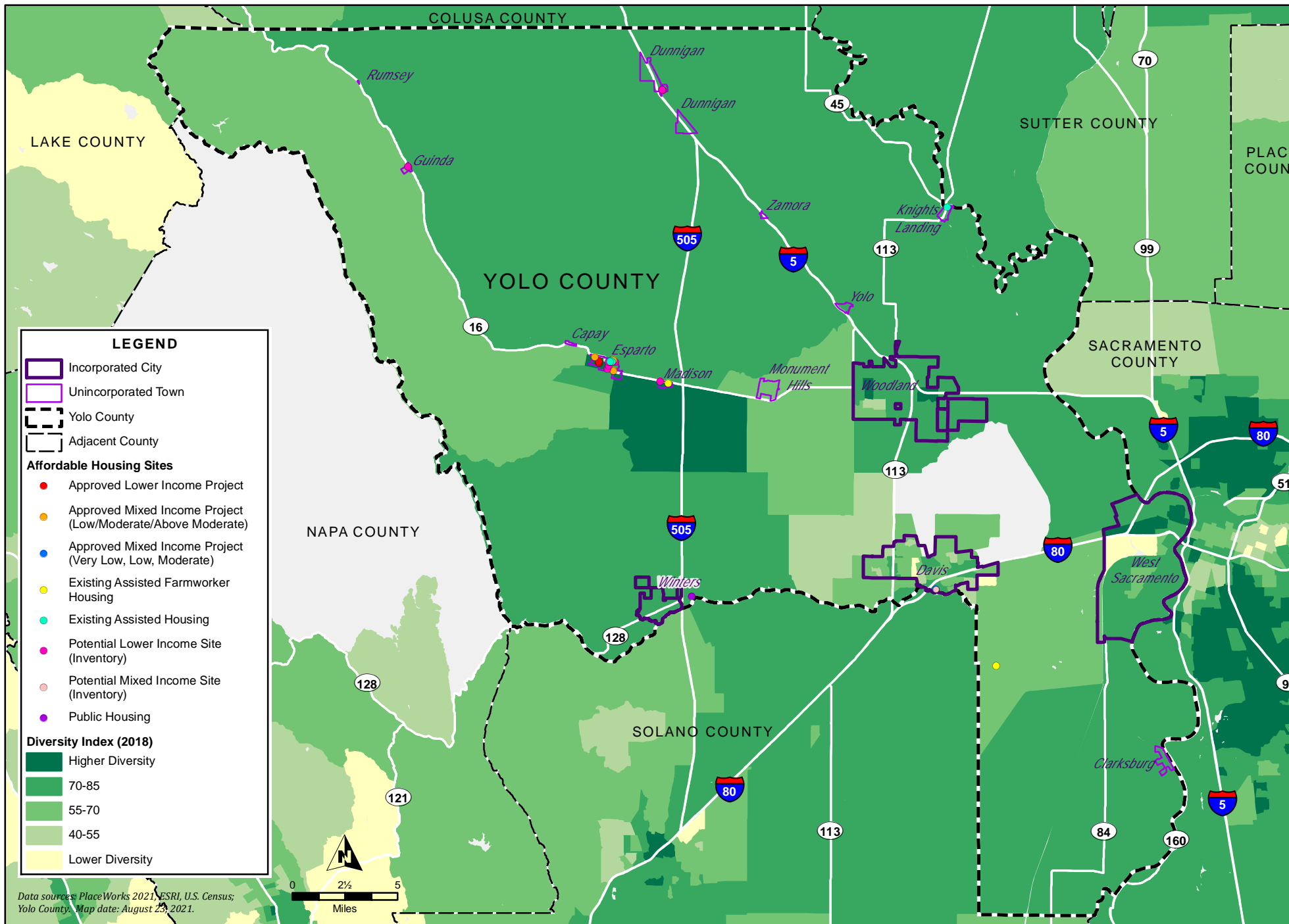


Figure V-3: Diversity Index by Census Block Group

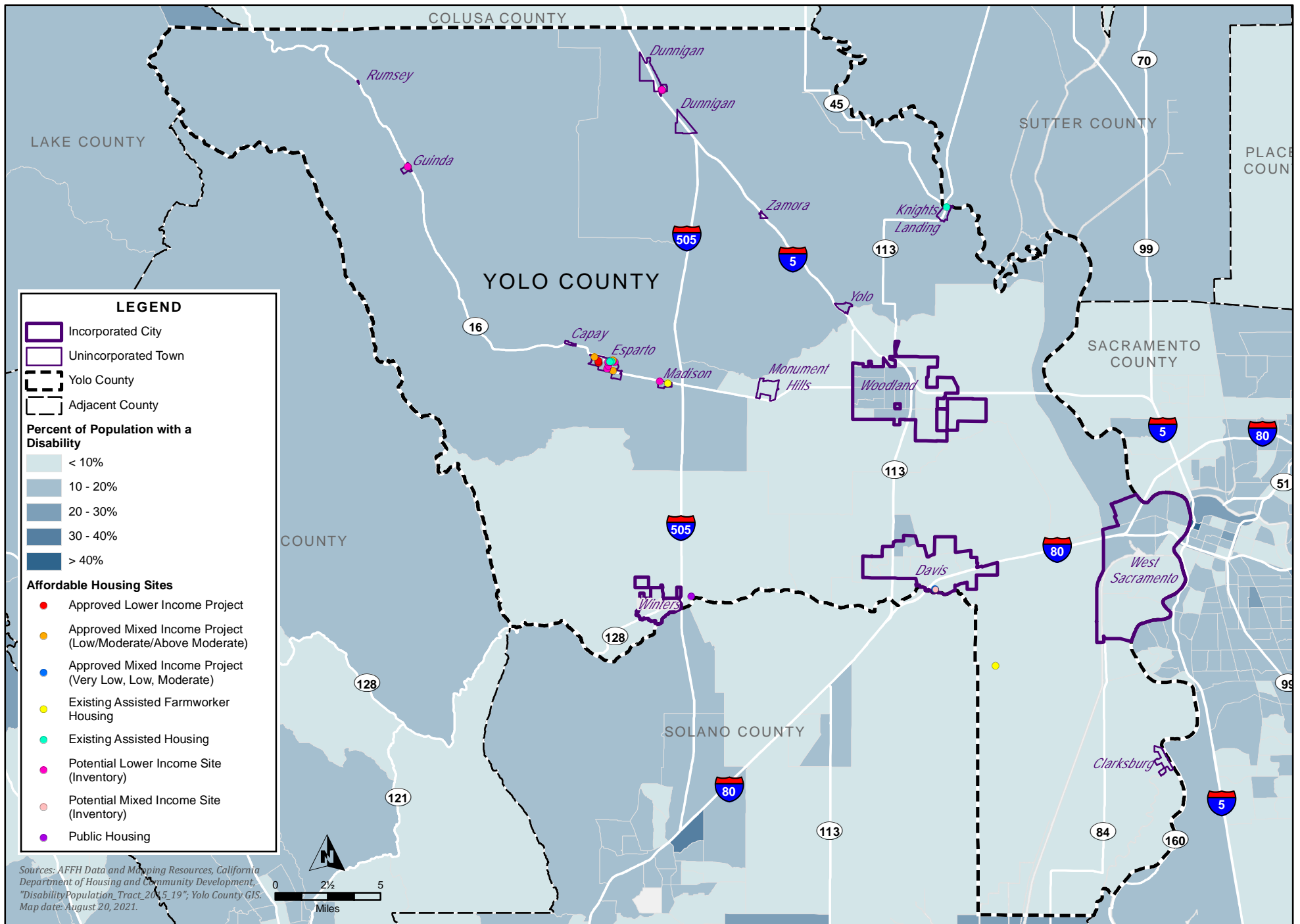


Figure V-4: Proportion of Persons with Disabilities by Census Tract

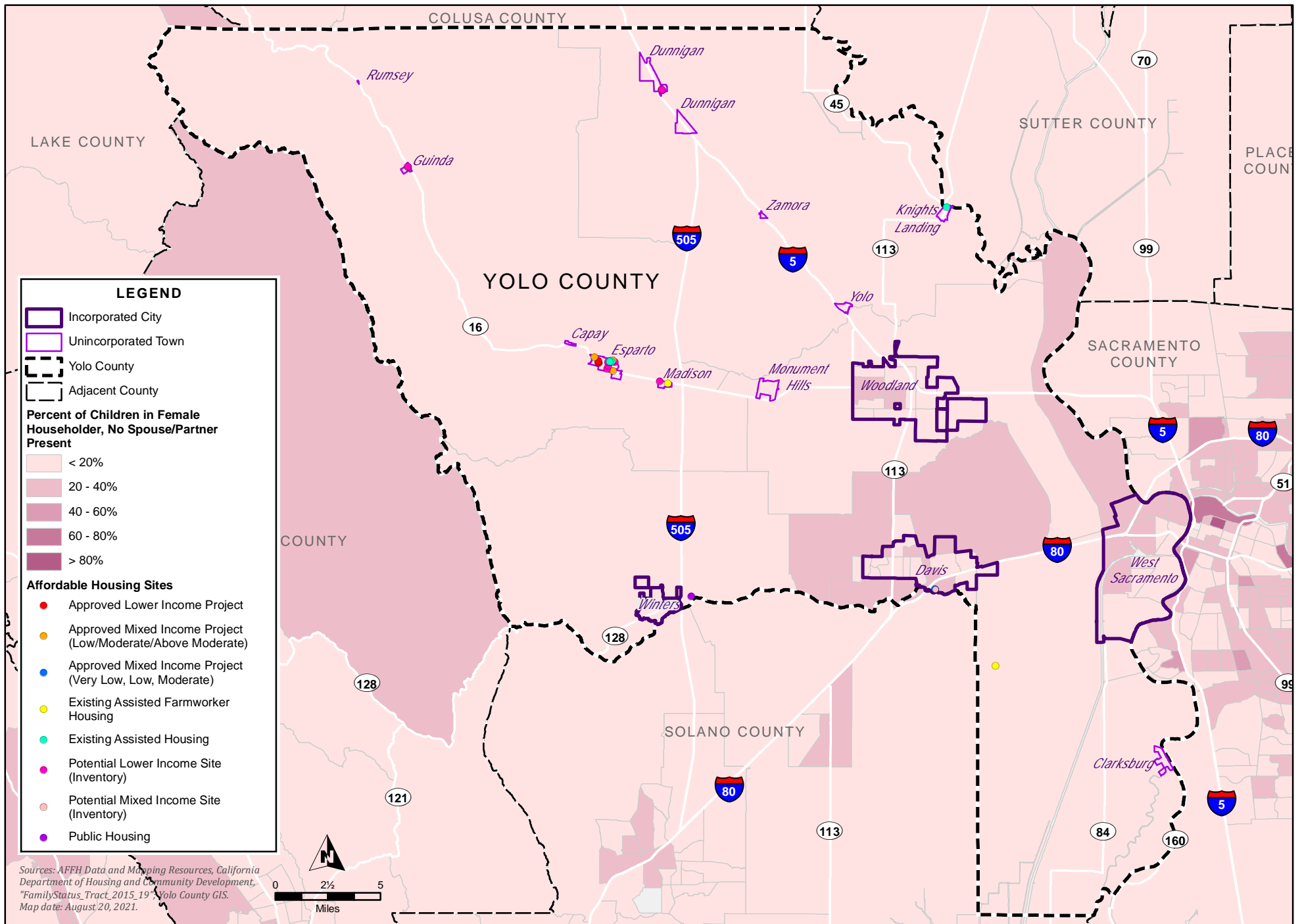


Figure V-5: Female-Headed Households by Proportion of Children Present by Census Tract

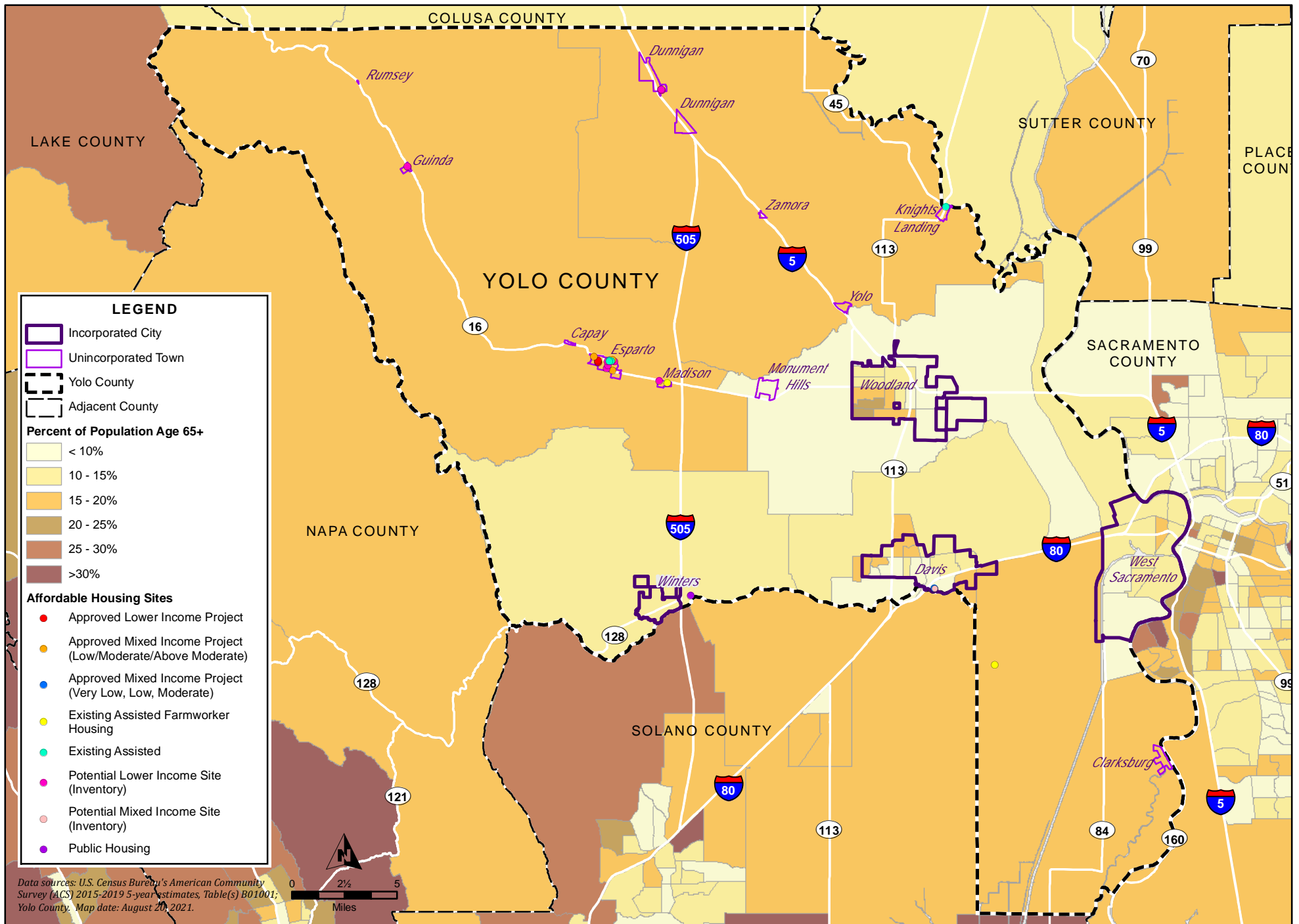


Figure V-6: Proportion of Senior Residents by Census Tract

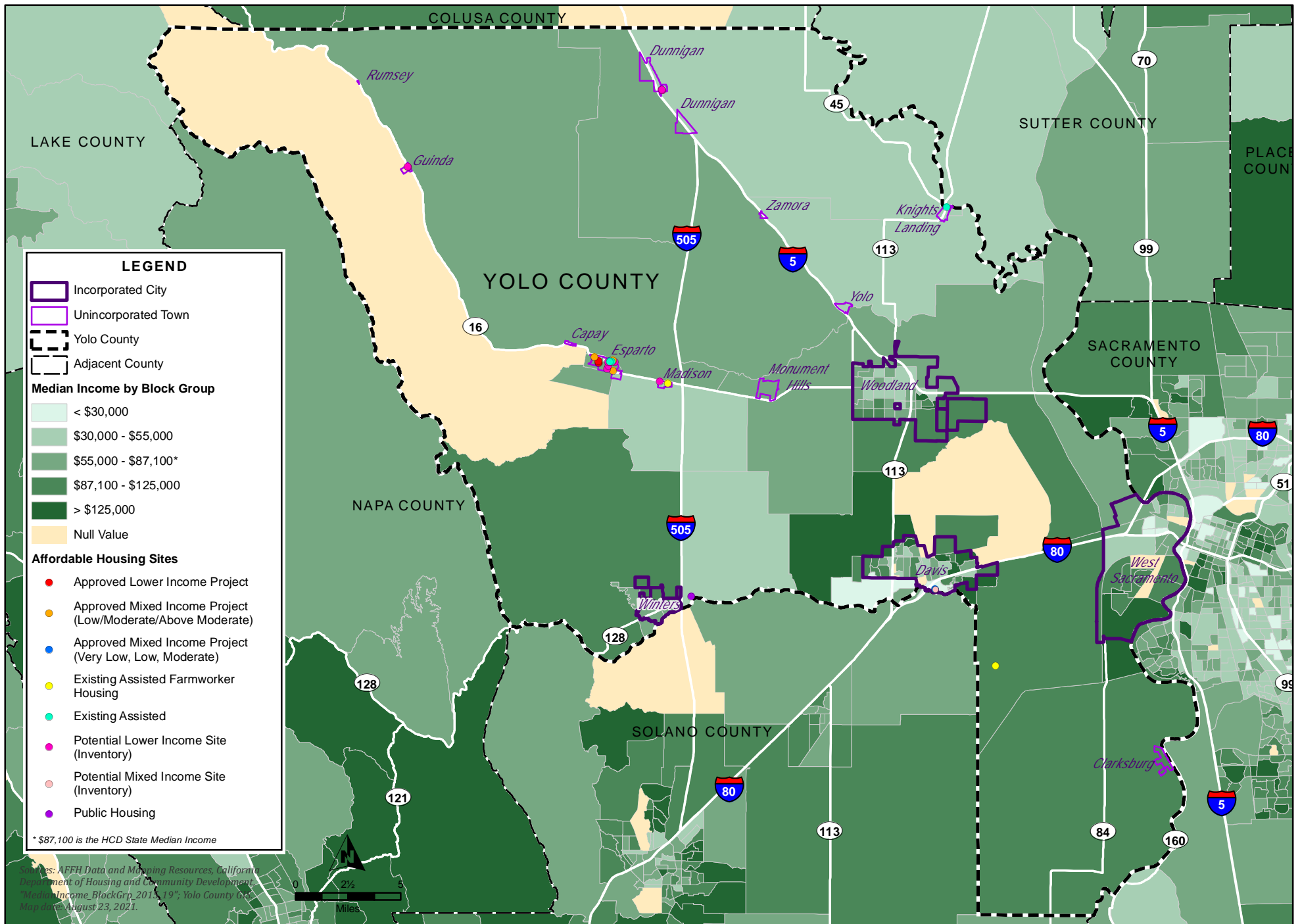


Figure V-7: Median Household Income by Block Group

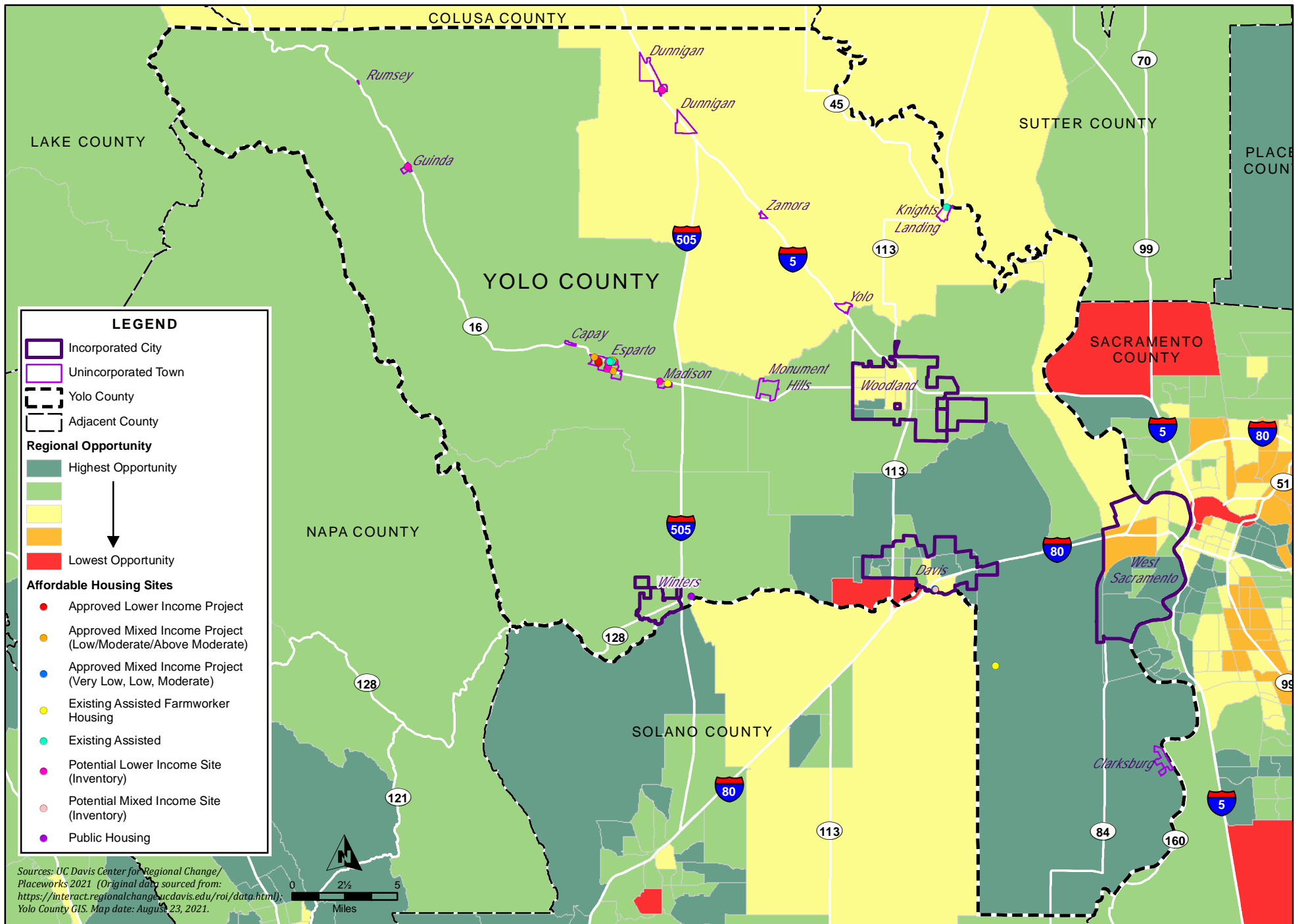


Figure V-8: People-Based Opportunities by Census Tract

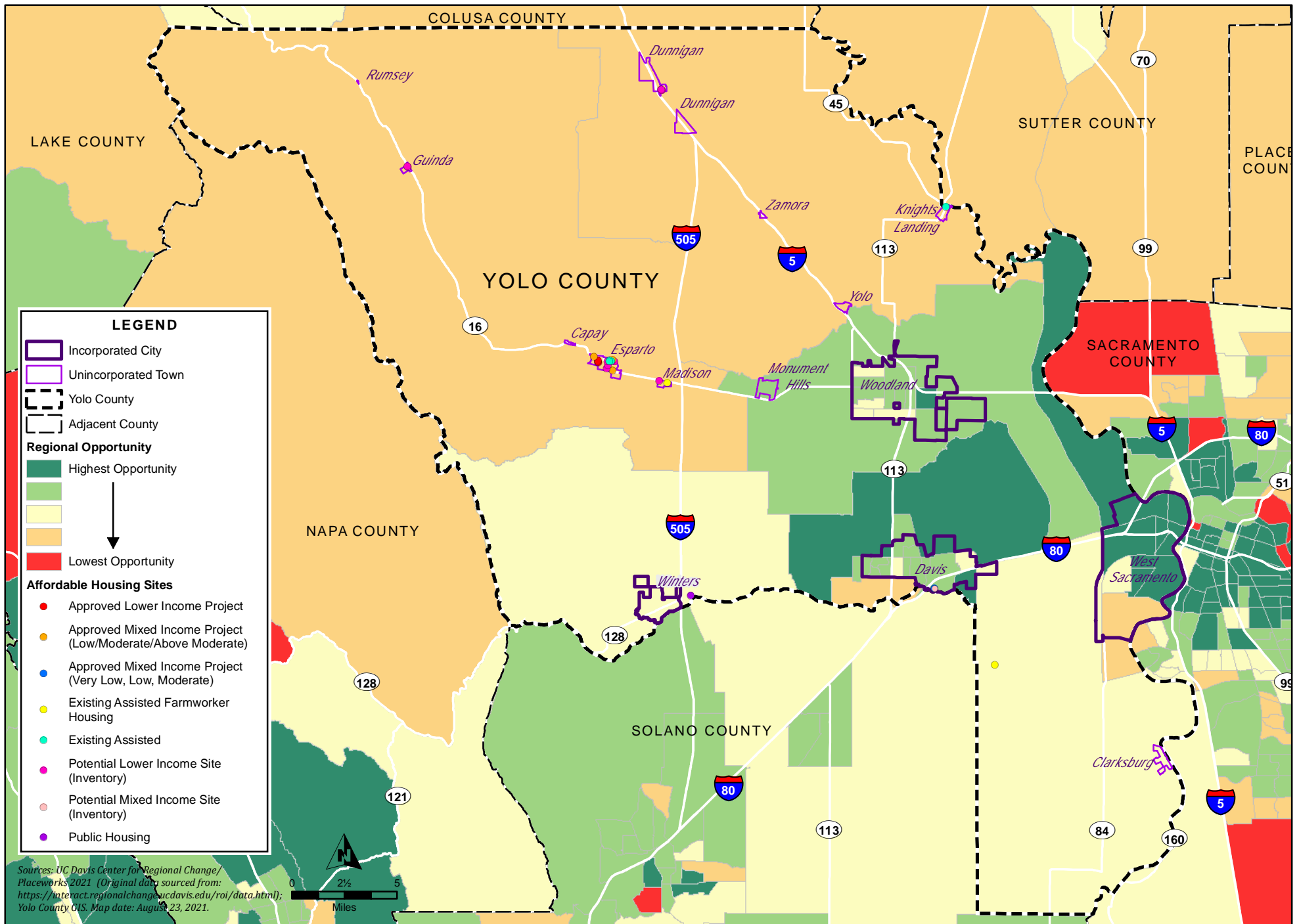


Figure V-9: Place-Based Opportunities by Census Tract

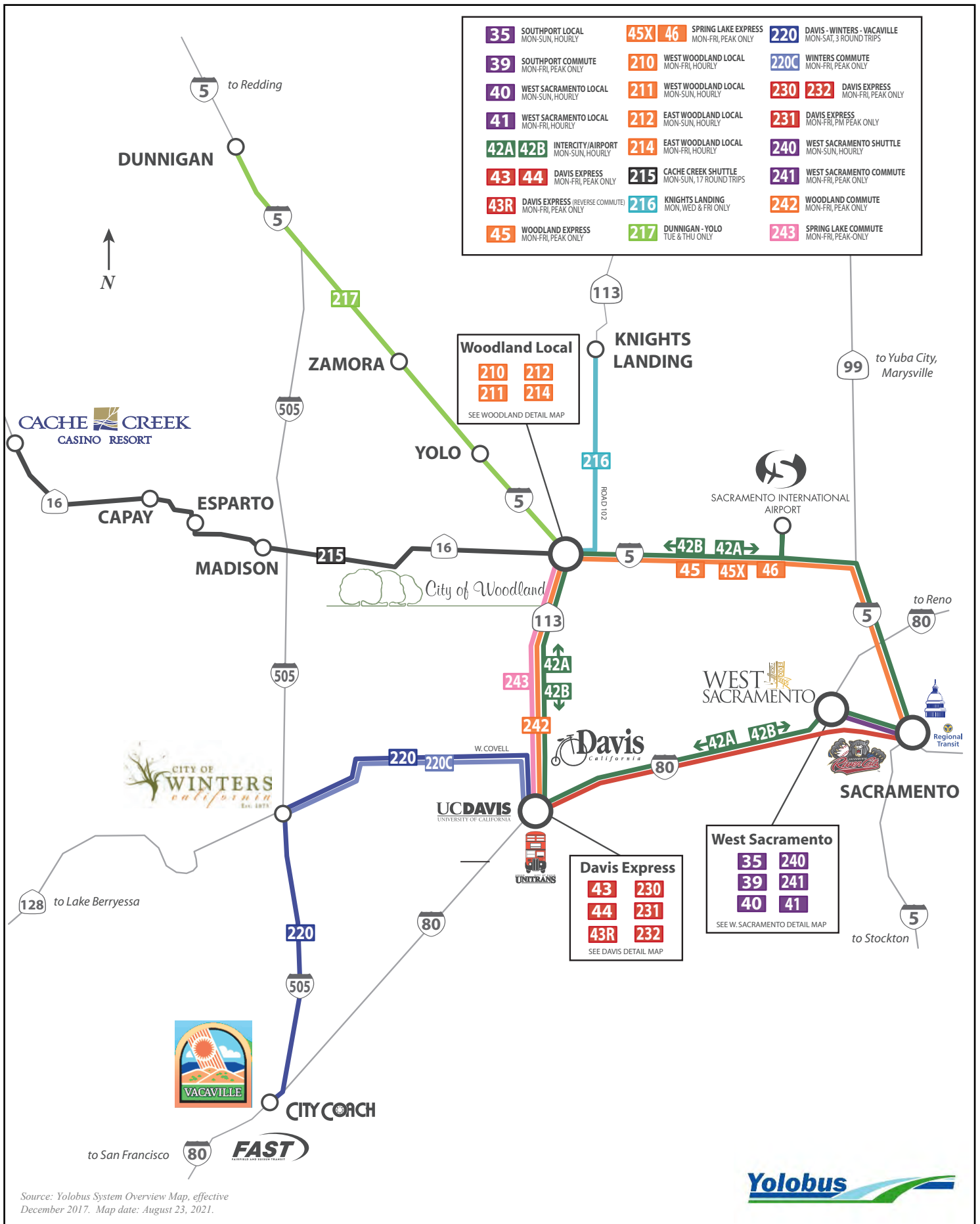


Figure V-10: Transit Routes

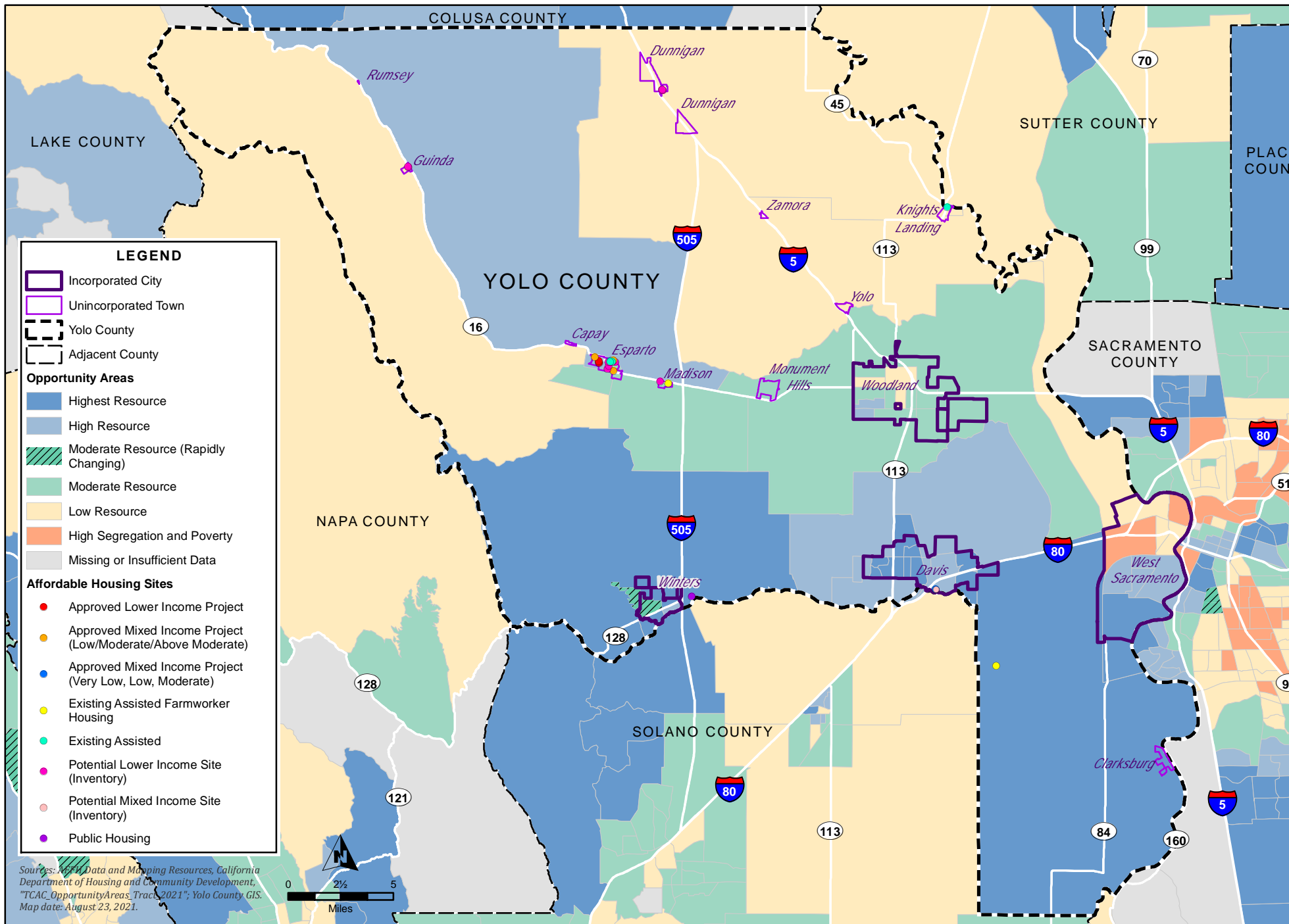


Figure V-11: TCAC/HCD Opportunity Area Map

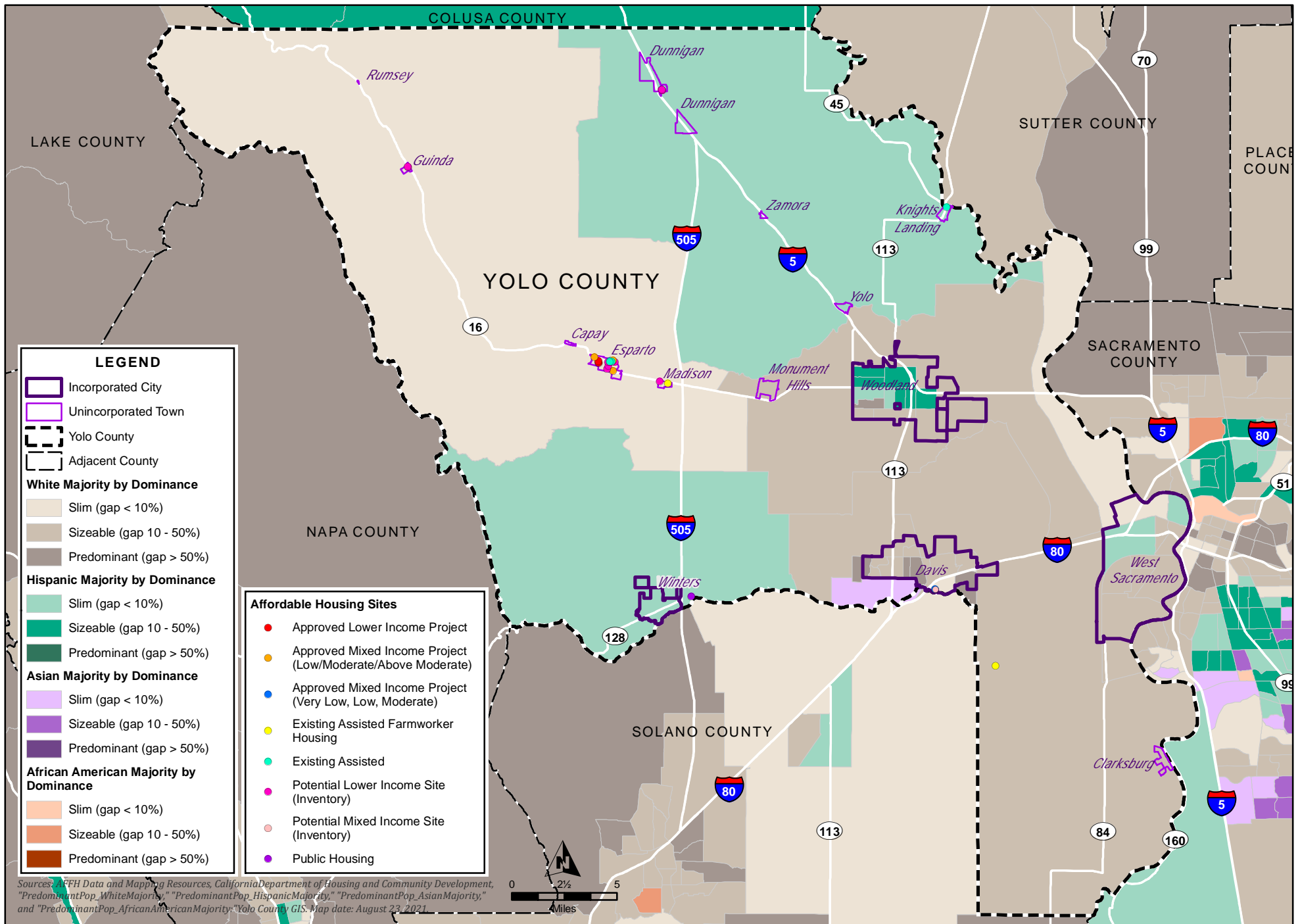


Figure V-12: Ethnicity Analysis - Racial Concentrations

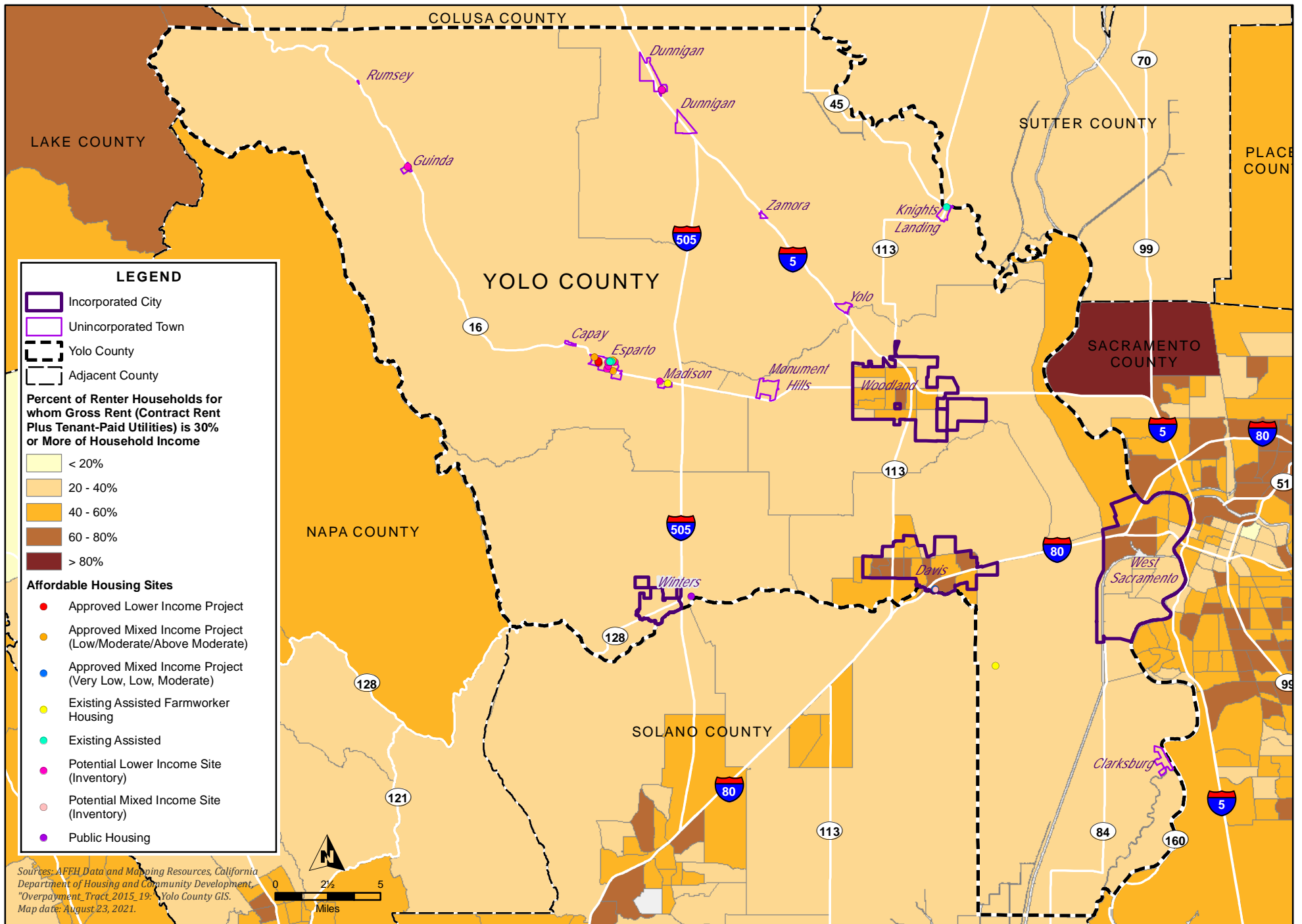


Figure V-13: Cost-Burdened Renter Households by Census Tract

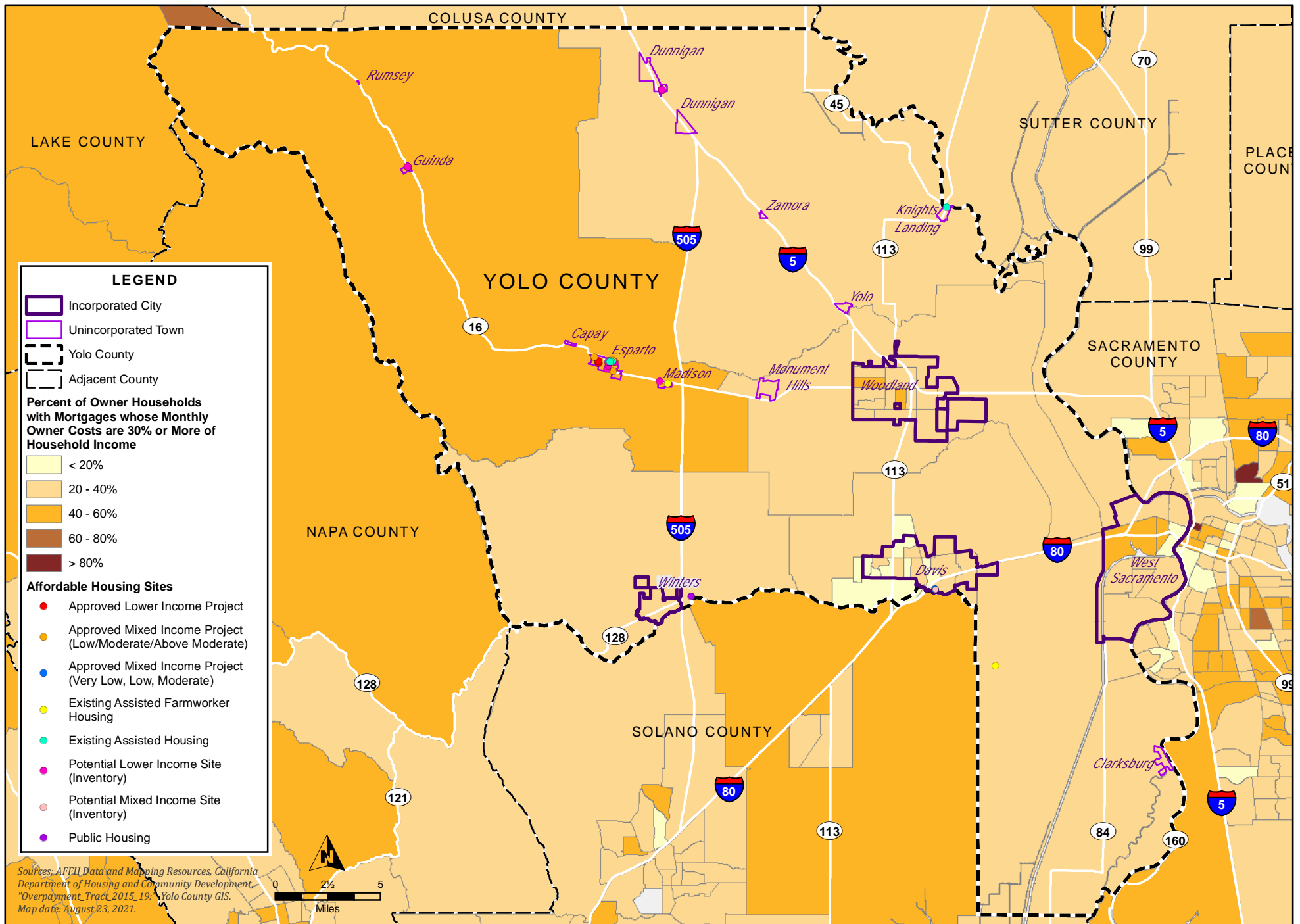


Figure V-14: Cost-Burdened Owner Households by Census Tract

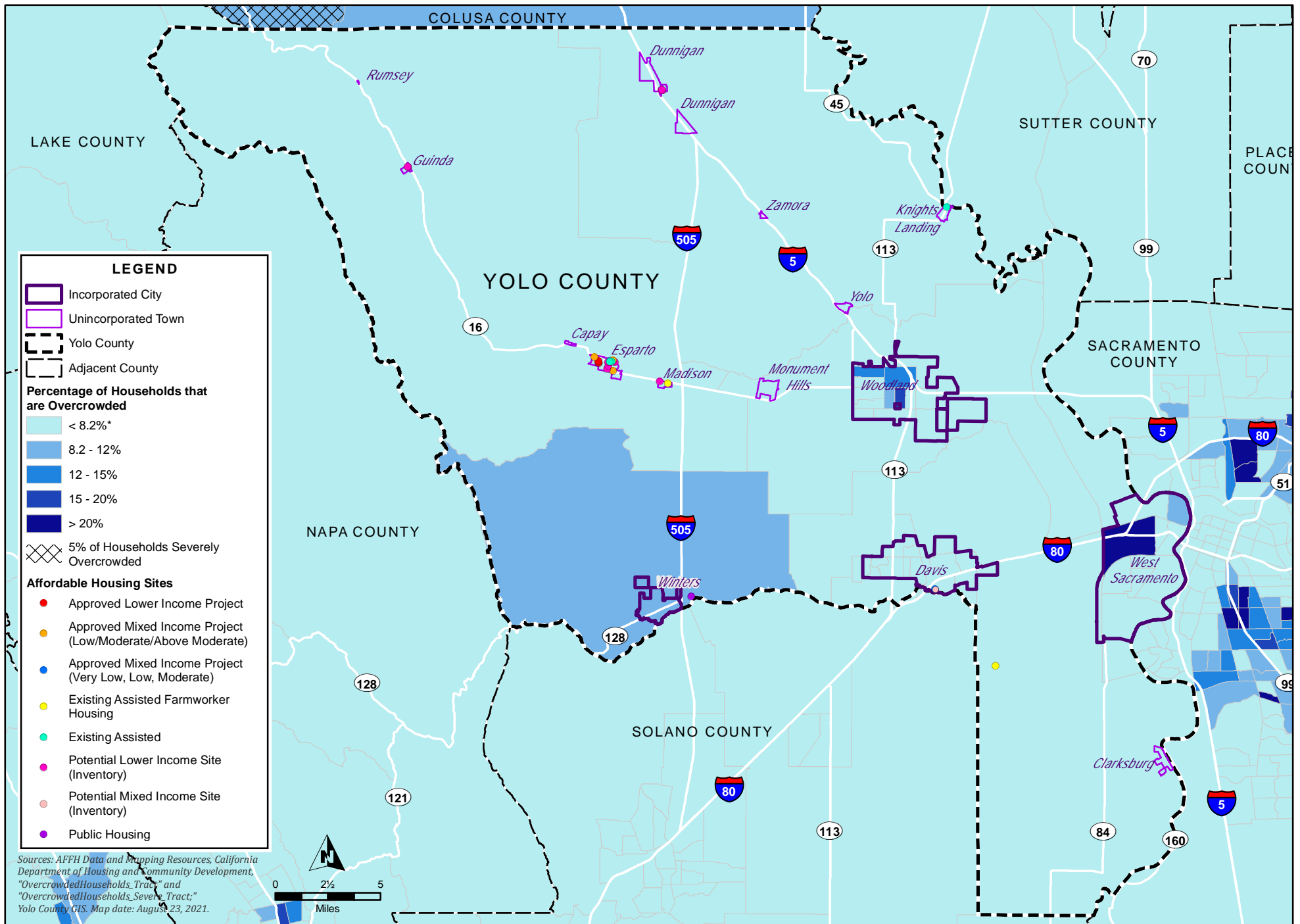


Figure V-15: Overcrowded Households by Census Tract

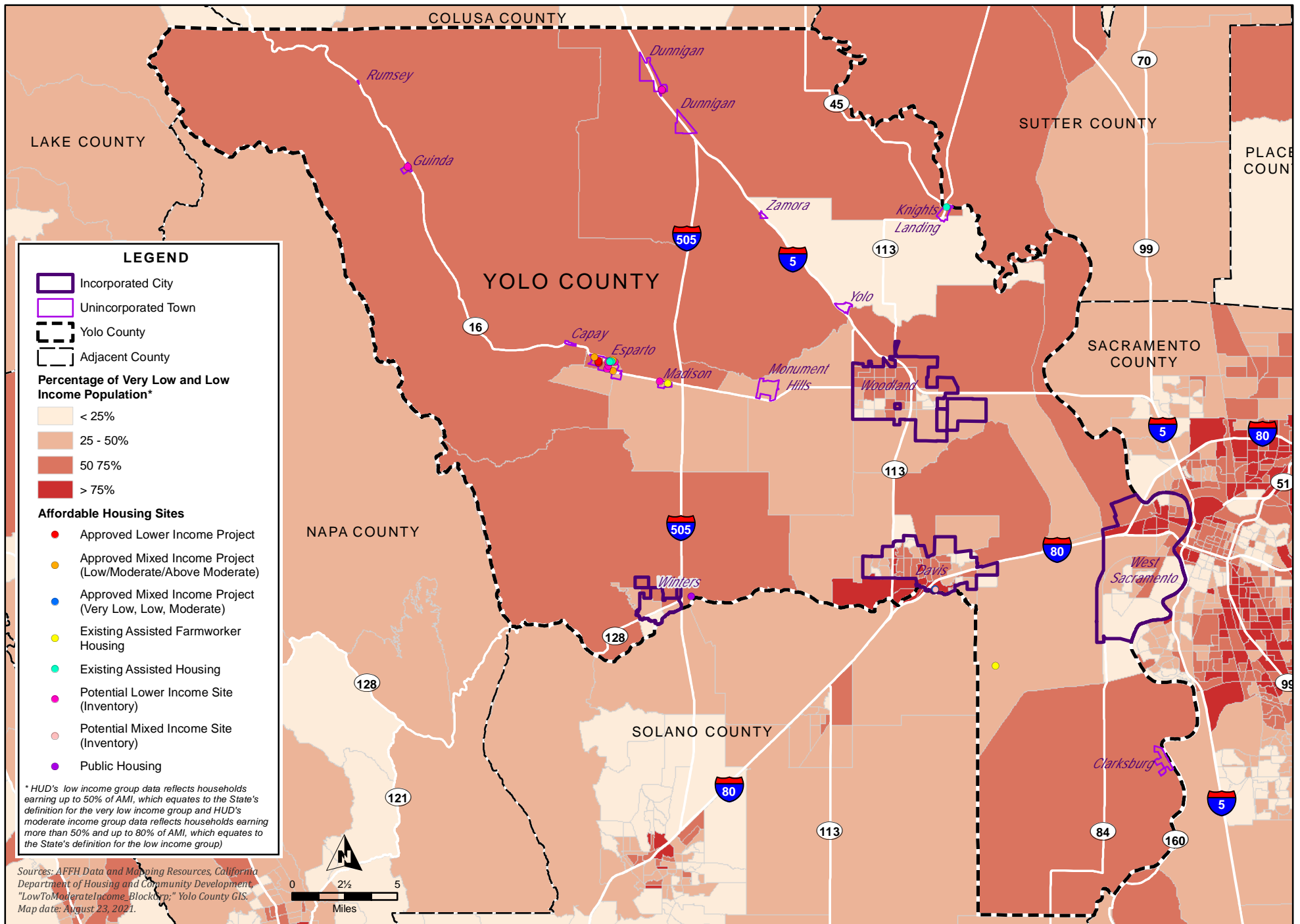


Figure V-16: Very Low and Low Income Population by Block Group

VI EVALUATION OF THE 2013–2021 HOUSING ELEMENT

A. INTRODUCTION

California Government Code 65588(a) requires each jurisdiction to evaluate the effectiveness of the existing Housing Element, the appropriateness of the goals, objectives, and policies, and the progress in implementing the programs over the planning period of the Housing Element. This chapter contains a review of the programs of the previous Housing Element and evaluates the degree to which these programs have been implemented during the previous planning period. This section also includes a detailed review of the County's progress toward facilitating the production of its share of the regional housing need. The findings from this evaluation have been instrumental in determining the County's 2021 – 2029 Housing Plan.

B. SUMMARY OF ACHIEVEMENTS

The 2013 – 2021 Housing Element program strategy focused on identifying and providing adequate sites to achieve a variety and diversity of housing, conserving and improving the existing affordable housing stock, facilitating the development of new affordable housing in the County, and addressing and removing any identified governmental/regulatory constraints to promote equal housing opportunities for all County residents. The 2013 – 2021 Housing Element identified the following goals:

- Goal HO-1** **Housing Mix. Provide housing to meet the social and economic needs of each community, including both existing and future residents, as well as employers.**
- Goal HO-2** **Housing Funding. Provide supplemental resources to assist applicants with the development of affordable and special needs housing projects.**
- Goal HO-3** **Reduce Housing Constraints. Reduce governmental constraints that adversely affect the timely and cost-effective development of housing.**
- Goal HO-4** **Special Needs Housing. Establish a variety of housing types and services to accommodate the diversity of special needs households.**
- Goal HO-5** **Strengthen Neighborhoods. Support safe, well-maintained, and well-designed housing as a way of strengthening existing and new neighborhoods.**
- Goal HO-6** **Sustainable Housing. Promote environmentally sustainable housing to reduce the potential impacts of climate change.**
- Goal HO-7** **Housing in the Delta. Within the Delta Primary Zone, ensure the compatibility of new discretionary housing units with applicable properly adopted policies of the Land Use and Resource Management Plan of the Delta Protection Commission.**

Since the adoption of the last Housing Element update, Yolo County implemented a number of actions to plan for, accommodate, and facilitate the construction of affordable housing. At the outset of the 5th Cycle Planning Period, the County updated its Zoning Code to make a number of changes to improve the development review process and encourage housing production, including 1) provide a more detailed description of the permitting process, including responsible parties and the application review

and approval process, 2) simplify the zoning districts, allow more mixed uses in residential and commercial areas, and increase the minimum and maximum densities for the R-L, R-M, and R-H zones to encourage higher intensities of residential development within established communities, and 3) update general development standards to clarify requirements and reduce obstacles to siting structures and various improvements.

Table VI-1 identifies the County’s 2013 – 2021 RHNA, all residential units that were constructed or permitted during the 2013 – 2021 planning period, and the capacity of the County’s inventory of residential sites in accommodating the County’s 2013 – 2021 allocation. As shown in Table VI-1, the SACOG RHNA for the 2013-2021 planning period was 1,890 units, allocating 1,528 units for the UC Davis Campus and 362 for the unincorporated County. As discussed in the adopted 2013 Housing Element, although SACOG assumed that 1,528 units would be built at the UC Davis campus during the 2013-2021 planning period, the projections may not be realized, leaving the County responsible for making up the difference.

As shown in Table VI-1, 330 housing units were constructed during the planning period. Of these 330 units, 113 were affordable to very low-income households, 76 were affordable to low income households, 85 were affordable to moderate income households, and 56 units were affordable to above moderate-income households. Housing development in the Yolo County has been relatively consistent compared to the 4th cycle, with the County developing 353 units in the 4th cycle compared to 330 units during the 5th cycle. Since the economic downturn in 2008, the number of residential units that have been constructed in the unincorporated area has plummeted from a high of 78 units in 2008 to a range of about 10 to 30 units annually, with the exception of the construction of a two-phased affordable multi-family housing complex in Esparto which resulted in an additional 40 units in 2012 (5th Cycle) and 40 units in 2016 (6th Cycle).

TABLE VI-1. REGIONAL HOUSING NEEDS ALLOCATION (RHNA) 2013 – 2021 – YOLO COUNTY					
Allocation	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation – 2013-2021	427	299	351	813	1,890
<i>Units Constructed: Non-Deed Restricted</i>	21 (County) 52 (UC Davis)	24 (County) 52 (UC Davis)	32 (County) 53 (UC Davis)	58	283 (126 County) (157 UC Davis)
<i>Unit Constructed: Deed Restricted</i>	40	0	0	0	49
Total Constructed	113	76	85	58	322
Remaining Need	314	223	266	755	1,560

Source: Yolo County, 2017-2020 Reporting Year Annual Element Progress Reports; 2018 General Plan Annual Progress Report

Of particular noteworthiness, during the 2013 – 2021 planning period was the approval and construction of both deed-restricted and non-deed restricted affordable housing. Deed-restricted units included 5 extremely low and 35 very low income units. Non-deed-restricted units included 73 very low, 76 low,

and 85 moderate income units. The majority of the lower and moderate income units that were not deed-restricted were rental units constructed in the UC Davis West Village, the remaining were single family units, including manufactured/mobile homes, that were affordable to very low, low, and moderate income households based on the County's review of permit valuations performed at the time of construction.

The most significant achievement, in terms of the number of affordable units provided, was completion of the 40-unit Esperanza Crossing (Phase II) project in 2016 in Esparto, which provides extremely low and very low income housing, which includes large family (3 bedroom) units. This project completed Mercy Housing's 80-unit affordable housing development in Esparto, which began in 2012 with the 40-unit, affordable Esparto Family Apartments project (Phase I). The County provided Mercy Housing with fee waivers consistent with the County's Inclusionary Housing Ordinance. Additionally, the County assisted Mercy Housing with submitting applications for grant funding under the State HOME Program and through the California Tax Allocation Committee. Specifically, Mercy Housing received \$366,794 in annual federal tax credits and \$1,467,177 in total state tax credits from the California Tax Allocation Committee and Yolo County received \$4,600,000 from the HOME Investment Partnership Program funds to fund the construction of the Esperanza Crossing project. Additionally, Yolo County provided Mercy Housing with \$300,000 of Inclusionary Housing Funds for the development of the project. Each phase also received 10 project-based vouchers from Yolo County Housing to assist with funding and operation of the development to provide deeper affordability to extremely low and very low income households.

During the planning period, the County also worked with the incorporated cities and outside agencies to assist production of affordable housing. For example, in 2020, the County cooperated with the City of Woodland to process and approve the East Beamer Way Emergency Shelter and Neighborhood Campus project, which is located in unincorporated Yolo County on a parcel owned by the City of Woodland. The East Beamer Way project includes 71 permanent supportive housing units, along with an emergency shelter for the homeless (100 beds), and a residential substance abuse treatment facility (54 beds). The City and County, in collaboration with local non-profit Friends of the Mission, provided the funds to build the new adult-only shelter. Yolo County deferred its land use authority to the City of Woodland to allow the proposed land uses of a homeless shelter, a substance abuse treatment center, 61 permanent supportive housing units, and a small community/health center. The City commenced construction on June 23, 2020 and the shelter was occupied on January 4, 2021. The supportive housing units will be constructed in the next phase of the project.

The County also provided a portion of its Inclusionary Housing In-Lieu Fees to Yolo County Housing, including \$120,000 for the development of an affordable housing unit, in conjunction with New Hope Community Development Corporation, in the City of Davis and \$100,000 for the construction of very low and low income units in Esparto.

Additionally, the County has continued to work with applicants during the 5th Cycle Planning Period to 1) extend previous entitlements to encourage the production of housing, and 2) provide flexibility in the implementation of the Inclusionary Housing Ordinance to better meet the current housing needs of the unincorporated communities and support the feasibility of development projects. For example, the County recently worked with Castle Principles to revise Orciuoli Residential Subdivision project, located in the town of Esparto. The Orciuoli Residential Subdivision project was originally approved by the Yolo County Board of Supervisors in September 2007, which proposed a 180-single family unit subdivision

with parks, multi-use paths, and associated utilities. Additionally, the 2007 project proposed 36 (18 low-income and 18 moderate-income) deed-restricted, single-family homes across the northern boundary of the Project site; however, this type of inclusionary housing is no longer seen as feasible as reflected by the long delay from its initial approval in 2007 to development (which has not yet commenced in 2021). In 2020, County staff worked with the applicant to revise the tentative subdivision map to reconfigure the property from 180 single-family lots to 120 single-family residential lots with a 2.5-acre parcel for a 60-unit multi-family apartment development, which would include 18 units restricted for low-income and 18 units restricted for moderate-income households. Additional multi-family housing would help alleviate the high demand for housing, including affordable housing options, and further County's Strategic Plan goals to reduce barriers to affordable housing and support the rural economy. Furthermore, the County worked with the applicant to update the Development Agreement to add a number of community benefits, including the provision of affordable rental housing, community parks, and other services and amenities. The Yolo County Board of Supervisors approved the revised Orcioli Residential Subdivision project in August 2020. While this project will likely not provide units towards the County's 5th Cycle RHNA, the project demonstrates the flexibility of the County in implementing its Inclusionary Housing Ordinance and outreach to various developers, to ensure that the County is supporting the feasibility of development projects while continuing to ensure that affordable opportunities are blended with market-rate development.

The County also extended entitlements for the E. Parker Subdivision, which is approved for 62 units including 6 low and 7 moderate income units, and the Story Subdivision, which is approved for 78 units, including 8 low and 8 moderate income units. County staff is currently working with a builder interested in developing the Story Subdivision.

C. APPROPRIATENESS AND EFFECTIVENESS OF THE 2013 – 2021 HOUSING ELEMENT

Overall, the County's housing programs have been effective in removing potential constraints to affordable housing, ensuring coordination between County departments, agencies, and providers to plan for affordable housing, including providing financial assistance, and to address programs and services necessary to meet the housing needs of the County's residents, property owners, and other affected parties. Since the adoption of the last Housing Element update, Yolo County implemented a number of programs that have helped to achieve the goals, objectives and policies of the 2013 – 2021 Housing Element, which are described in detail in Table V-2. Table V-2 also refers to new programs in the 2021 – 2029 Housing Element, including programs that were modified, consolidated into new programs or omitted because they were implemented, redundant to other programs, or determined ineffective. The 6th cycle Housing Element Housing Plan includes the complete set of the new and/or revised programs for the 2021 – 2029 Housing Cycle.

The overarching goals and policies of the 2013 - 2021 Housing Element will continue to be instrumental in accommodating the County's housing goals, including preservation of affordable units, rehabilitation of existing housing, and development of a variety of housing types at a range of affordability levels. While the majority of goals, policies, and programs included in the 2013 - 2021 Housing Element continue to be appropriate to address the County's housing needs, the Housing Plan will be updated to provide clearer guidance, to remove redundancies, and to provide more specific direction to encourage affordable and special needs housing. The Housing Plan will also be updated to streamline programs so that they are easier for staff to implement and to include a matrix of programs that includes timing

and objectives to make it easier to identify the applicability and outcomes of each program. The intent of these programs will be kept in the Housing Plan, with revisions to address identified specific housing needs, constraints, or other concerns identified as part of this update.

As described in the previous section, the County made considerable progress towards its overall RHNA, which included housing needs associated with UC Davis with those of the unincorporated County, and has approved multiple projects that would increase the variety and affordability of housing stock. The completed 40-unit Esperanza Crossing Phase II multi-family project in Esparto provides units affordable to households earning 30% to 50% of AMI and 9 additional deed-restricted units have provided 6 low and 3 moderate income units. Partially due to lower housing prices and rents at the start of the Planning Cycle as well as attributable to preferences for lower cost housing options, an additional 15 very low, 21 low, 32 moderate, and 58 above moderate income units were permitted or constructed during the 5th Cycle.

Additionally, the County provides support to development projects that provide affordable housing and/or meet the needs of the County's special needs populations. For example, the County and City of Woodland, in collaboration with local non-profit Friends of the Mission, provided funds to the build the new 100-bed, adult-only shelter, as part of the East Beamer Way Emergency Shelter and Neighborhood Campus Project. Additionally, as part of the City of Woodland's East Beamer Way Emergency Shelter and Neighborhood Campus project in unincorporated Yolo County, Yolo County has agreed to assist with on-site services for future residents, especially those dealing with substance abuse or mental illness. Further, to implement Action HO-A41 of the 2013 - 2021 Housing Element, the County prepared an Agricultural Labor Report (2017) to identify the needs of farmworkers and potential strategies to address those needs at the local level. The report addressed 7 major categories, including Medical Access, Housing, Food Security, Transportation, Education, Labor Force, and Additional Concerns. The housing-related findings are discussed in Chapter II, Housing Needs. As part of this 6th Cycle Housing Element, the County has included an action to review and incorporate strategies from the Agricultural Labor Report to address the needs of the County's farmworkers. Overall, the cumulative impacts of the 2013 - 2021 Housing Element highlight the County's commitment to addressing the needs of special needs populations, such as persons experiencing homelessness and farmworkers.

Additional new extremely low, very low, and low income housing and special needs housing development did not occur due primarily to a lack of available local and State funds to encourage or incentivize the development of such housing. Market rate housing has been constrained by lower demand in the rural areas of the County, as well as constraints associated with flooding and limited infrastructure in many of the County's communities. These constraints are demonstrated by 3 approved subdivision maps in Esparto that have not yet been developed, despite receiving entitlements and extensions, and 2 approved subdivisions in Knights Landing that have not been completed due to regional flooding constraints. State and federal funds for lower income housing are very limited and extremely competitive to receive. It is anticipated that with the approval of the amended Development Agreement for the Orciuoli Residential Subdivision project, the County will work with affordable housing developers to facilitate the development of the approximately 2.5-acre portion of the site dedicated for multifamily housing. Additionally, the County should continue to work with affordable housing developers to identify potential projects on the County's inventory of sites for very low- and low-income development, as well as agricultural sites appropriate for agricultural or other employee housing opportunities, which include a variety of opportunities throughout the unincorporated County.

The cumulative effect of the 2013-2021 Housing Element to address housing needs of special needs populations includes development of housing for large households and for persons that are homeless or at-risk of homelessness. Esperanza Crossing Phase II's 40 units are served by an on-site afterschool program for school-age children, which creates additional affordable housing opportunities with services to support female-headed households with children present and the project also includes at least 4 units accessible to disabled persons. The development of 12 lower income 3-bedroom units in Esperanza Crossing Phase II in Esparto helped to address housing needs for large households. The East Beamer Way project, which was led by the City of Woodland, supported by the County, and developed in the unincorporated County, included 71 permanent supportive housing units for homeless individuals, an emergency shelter for the homeless (100 beds), and a residential substance abuse treatment facility (54 beds). Cumulatively, housing for special needs populations included 40 multifamily units (which has amenities that support female-headed households and large households, includes 12 large family units, and 4 accessible units), 71 supportive housing units to assist persons experiencing homelessness, and 154 shelter/residential treatment beds to assist persons experiencing homelessness in the unincorporated County. There were no units constructed or permitted specifically for seniors, farmworkers, or persons with a developmental disability.

The Housing Plan included in this 2021 – 2029 Housing Element includes modifications to make programs more effective, clarify objectives, and ensure that the programs are implementable. See the Housing Plan provided in the Housing Element policy document for the goals, policies, and programs of this Housing Element. The Housing Plan also has a more robust approach to addressing senior, farmworker, disabled, and other special needs groups

While the County took a number of significant steps to promote housing, the experience of the unincorporated communities of Yolo County and other small communities throughout the State demonstrates that it is very difficult for local governments to meet their fair share housing goals for lower and moderate income housing working alone. As discussed below, the County has removed or reduced many constraints to affordable and special needs housing and has strengthened its outreach programs in the updated Housing Plan to provide additional information to affordable housing developers to demonstrate the readiness of the County's lower income sites and also to demonstrate the minimal permitting requirements.

TABLE VI-2: DESCRIPTION OF ACHIEVEMENTS FROM PREVIOUS 2013 – 2021 HOUSING ELEMENT

Action	Accomplishments / Status
<p>Action HO-A1:</p> <p>As part of each community plan update or preparation of a specific plan, establish standards in each community that set a target ratio of rentals to for-sale housing for new residential growth. However, these standards shall not be used as a basis for denial of individual multifamily development projects that are consistent with the zoning, whether or not the projects are planned to be affordable. (Implements Policy HO-1.1)</p> <p>Responsibility: <i>Planning and Public Works Department</i></p> <p>Time Frame: <i>Within each Community Plan Update/Specific Plan</i></p> <p>Funding: <i>General Fund</i></p>	<p>Accomplishments: This action is implemented as each community plan is updated or new specific plans are developed. For example, in 2019, Yolo County adopted the Esparto Community Plan, which established the following standards relevant to this action:</p> <ul style="list-style-type: none"> • Low density residential land use shall compose less than half of the Community’s total area (Policy E-LU.6); • Residential density around the town center and along Fremont Street shall be increased to encourage the creation of smaller, more affordable lots (Policy E-LU.7); and • A variety of residential types such as townhouses, attached housing, split lot duplexes, or small apartments and condominiums shall be integrated into new low density residential subdivisions and not concentrated in separate zoning districts. In all subdivisions or housing projects with at least 50 lots/units, the developer shall set aside a minimum of 10% of the gross area to be available for higher density rental residential units (Policy E-LU.23). <p>Additionally, the Esparto Community Plan identifies desired land use conditions, including a better balance of land uses to provide for more diverse housing and job opportunities as well as a variety of housing types and prices.</p> <p>However, the Clarksburg Area Community Plan, updated in 2015, did not address the requirements of Action HO-A1. The Plan does provide for on-farm housing for family members and farm employees, as well as providing for affordable housing and farmworker housing within the community. The limited potential for new housing development and lack of a community sewer system in the Clarksburg area likely made this program seem inapplicable, based on the limited growth potential and predominantly active agricultural uses of the area.</p>

TABLE VI-2: DESCRIPTION OF ACHIEVEMENTS FROM PREVIOUS 2013 – 2021 HOUSING ELEMENT

Action	Accomplishments / Status
	<p>Status: In general, Action HO-A1 has been reviewed and implemented as appropriate. This program will be revised and continued in the Housing Plan to continue to require updates to community plans and new specific plans to include contain standards that set a target ratio of rentals to for-sale housing and single family to multifamily units for new residential growth. The revisions to Action HO-A1 will also incorporate revisions to HO-A2 and HO-A3 to provide all actions related to Community Plans in a single program and will also require that a Community Plan that does not include these requirements identifies why these requirements would not be feasible or appropriate.</p>
<p>Action HO-A2: As part of each community plan update or preparation of a specific plan, adopt standards in each community to require a range of housing unit sizes, and rental units that include both studios and units with more than three bedrooms. (Implements Policy HO-1.1) Responsibility: <i>Planning and Public Works Department</i> Time Frame: <i>Within each Community Plan Update/Specific Plan</i> Funding: <i>General Fund</i></p>	<p>Accomplishments: This action is implemented as each community plan is updated or new specific plans are developed. As described in the accomplishments of Action HO-A1, Yolo County adopted the Esparto Community Plan in 2019, which included standards requiring a range of housing unit sizes. For example, Policy E-LU.23 of the Esparto Community Plan requires a variety of residential types such as townhouses, attached housing, split lot duplexes, or small apartments and condominiums to be integrated into new low density residential subdivisions and not concentrated in separate zoning districts. Additionally, all subdivisions or housing projects with at least 50 lots/units are required to set aside a minimum of 10% of the gross area to be available for higher density rental residential units.</p> <p>However, the Clarksburg Area Community Plan did not address the requirements of Action HO-A2. The Plan does provide for on-farm housing for family members and farm employees, as well as providing for affordable housing and farmworker housing within the community. As described under Action HO-A1, the limited potential for new housing development in the Clarksburg area likely made this program seem</p>

TABLE VI-2: DESCRIPTION OF ACHIEVEMENTS FROM PREVIOUS 2013 – 2021 HOUSING ELEMENT

Action	Accomplishments / Status
	<p>inapplicable, based on the limited growth potential and predominantly active agricultural uses of the area.</p> <p>Status: In general, Action HO-A2 has been reviewed and implemented as appropriate. This program will be revised and continued in the Housing Plan to continue to require updates to community plans and new specific plans to include contain standards requiring a range of housing unit sizes and to also require that a Community Plan that does not include these requirements identifies why these requirements would not be feasible or appropriate. This action will be combined with Actions HO-A1 and HO-A3 to simplify implementation.</p>
<p>Action HO-A3:</p> <p>As part of a community or area plan update, include policies and land use designations that support minimum levels of senior housing and mobile home park development as part of new residential growth within each community. (Policy HO-1.1, Policy HO-1.4, Policy HO-4.1, Policy HO-4.2)</p> <p>Responsibility: <i>Planning and Public Works Department</i></p> <p>Time Frame: <i>Ongoing</i></p> <p>Funding: <i>General Fund</i></p>	<p>Accomplishments: This action is implemented as each community plan is updated or new specific plans are developed. As described in the accomplishments of Action HO-A2, Yolo County adopted the Esparto Community Plan in 2019.</p> <p>As part of the Esparto Community Plan, the County amended the land use map to provide less Low Density Residential uses and more Medium and High Density Residential uses, which support the development of more affordable residential unit types. Additionally, the Esparto Community Plan identifies that new residential development should include more attached housing types and some housing priced to be affordable to lower income households with an eye toward special needs populations. In particular, the senior population of Esparto, which has been growing steadily over the past decade.</p> <p>However, the Clarksburg Area Community Plan did not address the requirements of Action HO-A3. The Plan does not address senior housing or mobile home park development. As described under Action HO-A1, the limited potential for new housing development in the Clarksburg area likely made this program seem inapplicable, based on the limited growth potential and predominantly active agricultural uses of the area.</p>

TABLE VI-2: DESCRIPTION OF ACHIEVEMENTS FROM PREVIOUS 2013 – 2021 HOUSING ELEMENT

Action	Accomplishments / Status
	<p>Status: In general, Action HO-A3 has been reviewed and implemented as appropriate. This program will be revised and continued in the Housing Plan to continue to require updates to community plans and new specific plans to include policies and land use designations that support minimum levels of senior housing and mobile home park development as part of new residential growth. This action will be combined with Actions HO-A2 and HO-A3 to simplify implementation.</p>
<p>Action HO-A4: Apply resale controls, and rent and income restrictions, to ensure that affordable housing units created through incentives and as a condition of development approval contain long-term affordability agreements. (Policy HO-1.1, Policy HO-1.2, Policy HO-1.4)</p> <p>Responsibility: <i>Planning and Public Works Department</i></p> <p>Time Frame: <i>Ongoing</i></p> <p>Funding: <i>General Fund</i></p>	<p>Accomplishments: The Board of Supervisors adopted an update of the Inclusionary Housing Ordinance in December 2014. The update was required to conform with a 2009 Appellate Court decision related to the setting of rent levels for affordable units. The Inclusionary Housing Ordinance includes Section 8-8.120 to outline the procedure for sale of affordable units and Section 8-8.121 to outline the method for sale of affordable units in Yolo County. The Ordinance provides for a 30-year affordability period for for-sale units and does not establish an affordability period for rental units.</p> <p>Status: Action HO-A4 has been reviewed and implemented as appropriate. Staff enforce the Inclusionary Housing Ordinance along with all other applicable requirements. This program will be revised and continued in the Housing Plan to recommend revisions to the Ordinance to provide for a longer term of affordability for both for-sale and rent-restricted units in order to ensure that inclusionary units contribute to the County’s affordable housing stock.</p>
<p>Action HO-A5: Assist interested mobile home park residents and/or non-profits in applying for State technical assistance and financing for mobile home park acquisition through the Mobilehome Park Resident Ownership Program (MPROP). Provide existing renters with information packets detailing available options for converting their rental units into</p>	<p>Accomplishments: In July 2014, the County adopted a Mobile Home Park Conversion Ordinance to ensure that any conversion of these parks to other uses is preceded by adequate notice, that the social and fiscal impacts of the proposed conversion are adequately defined prior to consideration of a proposed conversion, and that relocation and other assistance is provided to park residents when warranted, consistent</p>

TABLE VI-2: DESCRIPTION OF ACHIEVEMENTS FROM PREVIOUS 2013 – 2021 HOUSING ELEMENT

Action	Accomplishments / Status
<p>affordable ownership properties through the CalHome program. Provide this information online and through the public library system. (Policy HO-1.4)</p> <p>Responsibility: <i>County Administrator's Office/Planning and Public Works</i></p> <p>Time Frame: <i>Ongoing</i></p> <p>Funding: <i>General Fund</i></p>	<p>with the provisions of this ordinance and the California Government Code, Sections 65863.7, 65863.8, 66427.4, and 66427.5.</p> <p>Additionally, the County Department of Community Services has been involved with preserving at-risk affordable units and mobile home parks and ran a maintenance program for mobile home and recreational vehicle.</p> <p>Status: Action HO-A5 has been reviewed and implemented as appropriate. This program will be continued in the Housing Plan to continue to assist residents and/or non-profits apply for State technical assistance and financing for mobile home acquisition, as well as provide renters with information packets detailing the available options for converting their rental units into affordable ownership properties.</p>
<p>Action HO-A6:</p> <p>Coordinate with local businesses, housing advocacy groups, neighborhood organizations, Citizens Advisory Committees, and Chambers of Commerce to participate in building public understanding and support for workforce and special needs housing. (Policy HO-1.7)</p> <p>Responsibility: <i>County Administrator's Office, Planning and Public Works Department</i></p> <p>Time Frame: <i>Annually</i></p> <p>Funding: <i>General Fund</i></p>	<p>Accomplishments: Staff continues to discuss these issues with citizens advisory committees and interest groups as specific development projects are proposed and as planning documents, such as the Housing Element Update, are prepared. For the Housing Element Update, outreach was performed with an extensive list of stakeholders as well as members of the public, including through a video presentation available on the County's website as well as presentations at each of the Citizens Advisory Committee meetings, to ensure current housing issues and needs are well-understood and proactively addressed.</p> <p>Status: Action HO-A6 is an ongoing effort and will be continued in the Housing Plan.</p>
<p>Action HO-A7:</p> <p>Provide the public and potential housing developers with timely and accurate information regarding approved residential developments,</p>	<p>Accomplishments: Staff continues to post updated maps and list of current subdivisions on the County Department of Community Services website. Additionally, the County established a GIS database with an updated list of vacant parcels prepared for the 2013 Housing Element</p>

TABLE VI-2: DESCRIPTION OF ACHIEVEMENTS FROM PREVIOUS 2013 – 2021 HOUSING ELEMENT

Action	Accomplishments / Status
<p>the supply of vacant residential land, and programs to facilitate the development of affordable housing. (Policy HO-1.7)</p> <p>Responsibility: <i>Planning and Public Works Department, County/Administrator's Office</i></p> <p>Time Frame: <i>Ongoing</i></p> <p>Funding: <i>General Fund</i></p>	<p>Update. The County Administrator's Office also continues to work with affordable housing developers.</p> <p>Status: Action HO-A7 has been reviewed and implemented as appropriate. This program will be incorporated into several other actions in the Housing Plan to ensure that the public and potential housing developers are apprised of the County's annual progress in implementing housing programs and that affordable housing developers are notified of significant additions to the County's inventory of residential sites.</p>
<p>Action HO-A8:</p> <p>Establish a strategy to engage a broad spectrum of the public in the implementation of housing policy, including households at all economic levels, ethnic and minority populations, youth and seniors, religious organizations, groups with disabilities, and others as appropriate. (Policy HO-1.7)</p> <p>Responsibility: <i>County Administrator's Office, Planning and Public Works Department,</i></p> <p>Time Frame: <i>Ongoing</i></p> <p>Funding: <i>General Fund</i></p>	<p>Accomplishments: Staff has involved interest groups in housing issues as part of this Housing Element update process, during Community Plan updates and other long-range planning projects, and during individual project reviews that included residential housing. The County Administrator's Office also continued to work with the public and service groups on the Bridge to Housing Program, to provide transitional housing for homeless in West Sacramento. In addition, the Yolo County Housing, as part of its contract for grants management on behalf of the County, conducts surveys and focus sessions on housing and community development needs within the County.</p> <p>Status: Action HO-A8 has been reviewed and implemented as appropriate. This program will be continued in the Housing Plan to ensure the that the County provides opportunities for community engagement and public comment during the review and implementation of new housing policies and new development projects.</p>
<p>Action HO-A9:</p> <p>Submit applications and assist non-profit organizations and private developers with applications for State and federal funding programs that provide low-cost financing or subsidies for the production of</p>	<p>Accomplishments: Yolo County, in collaboration with the 4 incorporated cities, has received approximately \$550,000 in CDBG and HOME funds to assist drought-stricken families in unincorporated Yolo, West Sacramento, Woodland, and Winters in past years. Funds are administered by the Yolo County Housing. Yolo County has also received \$4,600,000 from HOME Investment Partnership Program</p>

TABLE VI-2: DESCRIPTION OF ACHIEVEMENTS FROM PREVIOUS 2013 – 2021 HOUSING ELEMENT

Action	Accomplishments / Status
<p>affordable housing, senior housing, and farmworker housing. These programs include, but are not limited to the following:</p> <ul style="list-style-type: none"> • State Predevelopment Loan Program (PDLP); • Multi-Family Housing Program (MHP); • Rural Development Assistance Program; • State Joe Serna Farmworker Grant Program (FWHG); • Community Development Block Grant Program (CDBG); • Water and Waste Disposal Program; • USDA Rural Development, Section 515 Program; • USDA Rural Development, Section 523/524 Technical Assistance Grants; • Housing Preservation Grant Program; • Home Investment Partnerships Program (HOME); and • Mercy Loan program (Policy HO-2.1). <p>Responsibility: County Administrator’s Office</p> <p>Time Frame: Annually</p> <p>Funding: General Fund</p>	<p>funds for the 40-unit Esperanza Crossing affordable apartment project in Esparto, which was completed in December 2016.</p> <p>Additionally, during the 5th Cycle Planning Period, 3 very low-income households and 6 low-income households received CDBG/HOME funds through the Housing Rehabilitation Program.</p> <p>The County Administrator’s Office continues to work with affordable housing developers to support affordable housing projects.</p> <p>Status: Action HO-A9 has been reviewed and implemented as appropriate. This program has been effective in supporting use of the County’s staff resources to apply for and implement a range of housing-related funding programs. This program will be continued in the Housing Plan to ensure that the County provide assistance to non-profit and private affordable housing developers.</p>
<p>Action HO-A10:</p> <p>Support the provision, maintenance, and rehabilitation of extremely low-income housing including supportive housing and single-room occupancy units through available local, State, federal, and private rental and homeownership assistance programs. (Policy HO-1.6, Policy HO-3.1)</p> <p>Responsibility: County Administrator’s Office</p> <p>Time Frame: Annually</p> <p>Funding: General Fund</p>	<p>Accomplishments: The County Administrator’s Office continues to work with affordable housing developers. The County partnered on the Bridge to Housing Program, to provide transitional housing for homeless in West Sacramento. The County partners with Yolo County Housing, the local Housing Authority in the provision of affordable public housing, seasonal farmworker housing, and housing vouchers to serve the needs of the unincorporated County as well as its incorporated cities. The County also worked closely with the City of Woodland to facilitate the East Beamer Way project, which has provided a 100-bed emergency shelter in the unincorporated County near Woodland and is planned to provide 71 permanent supportive housing units and a residential substance abuse treatment facility in upcoming phases.</p>

TABLE VI-2: DESCRIPTION OF ACHIEVEMENTS FROM PREVIOUS 2013 – 2021 HOUSING ELEMENT

Action	Accomplishments / Status
	<p>During the 5th Cycle Planning Period, 3 very low-income households received CDBG/HOME funds through the Housing Rehabilitation Program during the 5th Cycle Planning Period. The County is also working with a developer proposing a potential farmworker housing project in Esparto.</p> <p>Status: Action HO-A10 has been reviewed and implemented as appropriate. This program will be continued in the Housing Plan to support the provision, maintenance and rehabilitation of extremely low-income housing.</p>
<p>Action HO-A11:</p> <p>Work with staff from Yolo County Housing to market the Section 8 program, improve its overall effectiveness for extremely low-income households, and prioritize vouchers to be set aside for extremely low-income households. Encourage nonprofit service providers to refer eligible clients, especially those with extremely low incomes, to the Section 8 program for assistance. (Policy HO-1.6, Policy HO-3.1)</p> <p>Responsibility: <i>County Administrator's Office</i></p> <p>Time Frame: <i>Annually</i></p> <p>Funding: <i>General Fund</i></p>	<p>Accomplishments: The County continues to work with Yolo County Housing in marketing the Housing Choice Voucher (formerly Section 8) program. According to the County's 2020 Annual Progress Report, 75% of all families entering the program are below 30% of median income. In addition, Yolo County Housing has furthered housing development in Esparto through the use of Project-Based Vouchers on the Esparto Family Apartments and Esperanza Crossing Phase II affordable housing projects. The Housing Choice Voucher program typically has a waiting list and the County works cooperatively with Yolo County Housing and service providers to advertise when the waiting list is open to receive additional applications.</p> <p>Status: Action HO-A11 has been reviewed and implemented as appropriate. This program will be continued in the Housing Plan to promote and expand the Housing Choice Voucher program.</p>
<p>Action HO-A12:</p>	<p>Accomplishments: The County continues to make decisions on a case-by-case basis to use the Tribal Mitigation Fund and other available funds to support workforce and affordable housing projects. For the Fiscal Year 2012/2013, Yolo County adopted a budget resolution in</p>

TABLE VI-2: DESCRIPTION OF ACHIEVEMENTS FROM PREVIOUS 2013 – 2021 HOUSING ELEMENT

Action	Accomplishments / Status
<p>Consider use of Tribal Mitigation Funds for the development of workforce housing in communities along transit routes. (Policy HO-2.1, Policy HO-4.10)</p> <p>Responsibility: County Administrator’s Office, Planning and Public Works Department</p> <p>Time Frame: Annually</p> <p>Funding: General Fund</p>	<p>November 2012 to increase the tribal mitigation budget in the amount of \$175,251 to provide grant funding for the Esparto traffic calming and pedestrian safety project. Additionally, the Tribal Mitigation Funds had a total allocation of \$95,210.48 to award as local government grants in Fiscal Year 2016-17.</p> <p>Status: Action HO-A12 has been reviewed and implemented as appropriate. While workforce housing was not constructed during the 5th Cycle Planning Period with these funds, these funds provide a potential opportunity for future housing development and should continue to be considered for use to provide workforce housing as well as other high-priority housing needs. This program will be revised and continued in the Housing Plan.</p>
<p>Action HO-A13:</p> <p>Continue to promote the First-time Homebuyers Down Payment Assistance program to the public through public outreach, inform local real estate agencies of program availability, incorporate housing counseling programs, and continue to apply for program funding. (Policy HO-2.2)</p> <p>Responsibility: County Administrator’s Office</p> <p>Time Frame: Annually</p> <p>Funding: General Fund</p>	<p>Accomplishments: Funds have been exhausted; therefore, no new support was given through this program during the 2013-2021 planning period. The County did not apply for additional homebuyer assistance funding during the 5th Cycle.</p> <p>Status: Action HO-A13 has not been implemented. While the County will need to weigh various housing programs to determine which are the highest priorities and which programs have the highest likelihood of receiving potential funding, there continues to be an on-going need for homebuyer assistance, particularly for lower income households. This program remains appropriate and will be kept in the Housing Plan.</p>
<p>Action HO-A14:</p> <p>Identify sites for affordable and special needs housing, including: surplus government property that could be provided through discounted sale or donation to non-profit developers for the construction of affordable housing; re-use of underutilized or nonviable commercial and industrial sites; and residentially-zoned</p>	<p>Accomplishments: The County continues to make decisions on a case-by-case basis to consider the sale of County-owned land to support workforce and affordable housing projects. The County has identified a 0.72-acre surplus site for consideration at the southwest corner of 5th Street and Oak Avenue that may be considered for its potential to accommodate housing.</p>

TABLE VI-2: DESCRIPTION OF ACHIEVEMENTS FROM PREVIOUS 2013 – 2021 HOUSING ELEMENT

Action	Accomplishments / Status
<p>sites where higher density is feasible. Notify non-profit developers of the availability of these properties. (Policy HO-2.2)</p> <p>Responsibility: County Administrator’s Office, Planning and Public Works, General Services Department</p> <p>Time Frame: Annually</p> <p>Funding: General Fund</p>	<p>Additionally, the County coordinated with the City of Woodland to facilitate the development of the East Beamer Way project, which involved the redevelopment of a parcel previously used as a wastewater treatment facility located in unincorporated Yolo County to construct 71 permanent supportive housing units, an emergency shelter for the homeless (100 beds), and a residential substance abuse treatment facility (54 beds). The City and County, in collaboration with local non-profit Friends of the Mission, provided the funds to the build the new adult-only shelter.</p> <p>As part of this 6th Cycle Housing Element, residential, commercial, and industrial sites were reviewed to identify opportunities for higher densities and additional sites with the potential to accommodate lower income housing have been added to the inventory of residential sites.</p> <p>Status: Action HO-A14 has been reviewed and implemented as appropriate, resulting in the East Beamer Way project which will provide a range of shelter and housing options and identification of an additional sites in the inventory. This program will be combined with Action HO-15 and will be revised to ensure that the inventory of sites is maintained and updated as necessary and made available to interested parties.</p>
<p>Action HO-A15:</p> <p>Prepare an up-to-date database of approved residential developments, vacant residential land, and programs to facilitate the development of affordable housing. (Policy HO-2.2)</p> <p>Responsibility: Planning and Public Works Department, County Administrator’s Office</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p>	<p>Accomplishments: The County established a GIS database and an updated list of vacant parcels prepared for the 2013 Housing Element Update. The Department of Community Services staff continues to explore ways to make the GIS database more interactive for members of the public, and continues to post approved subdivision maps and data on the department web page.</p> <p>Status: Action HO-A15 was implemented and has assisted in tracking housing progress.</p>
<p>Action HO-A16:</p>	<p>Accomplishments: The County continues to make decisions on a case-by-case basis to support workforce and affordable housing</p>

TABLE VI-2: DESCRIPTION OF ACHIEVEMENTS FROM PREVIOUS 2013 – 2021 HOUSING ELEMENT

Action	Accomplishments / Status
<p>Offer incentives to developers, such as infrastructure financing assistance, in exchange for a commitment to provide affordable or special needs housing at levels that exceed County requirements. (Policy HO-2.2)</p> <p>Responsibility: <i>County Administrator's Office</i></p> <p>Time Frame: <i>Ongoing</i></p> <p>Funding: <i>General Fund</i></p>	<p>projects by providing above incentives to developers of affordable housing. County Code Section 8-8.118 (Affordable Housing Incentives) of the Inclusionary Housing Ordinance outlines examples of incentives available to affordable housing developers, including fee waivers or deferrals, modification of County standards (e.g., road widths, curbs, gutters, lot coverage, minimum lot sizes) for affordable units, and density bonuses. Further, Chapter 12 of the County Code establishes the Density Bonus program, which is being to reflect recent changes to State law concurrently with this Housing Element Update.</p> <p>Status: Action HO-A16 is an ongoing effort and should be continued in the Housing Plan to help facilitate and encourage affordable housing production.</p>
<p>Action HO-A17:</p> <p>Provide information and financial assistance, as available, to help low and moderate-income households in obtaining affordable housing. Distribute this information to non-profit organizations serving low-income families, special assistance programs and low-income housing advocacy groups. Post and maintain this information on the County website. (Policy HO-2.2)</p> <p>Responsibility: <i>County Administrator's Office</i></p> <p>Time Frame: <i>Ongoing</i></p> <p>Funding: <i>General Fund</i></p> <p>Quantified Objective: <i>100 Households</i></p>	<p>Accomplishments: The County continues to work with Yolo County Housing in marketing the Housing Choice Voucher program. Additionally, the County continues to maintain a joint powers agreement (JPA) with the Regional Council of Rural Counties (RCRC) to provide Mortgage Credit Certificates to homebuyers in Yolo County. The JPA was established in August 2011 between the County and RCRC.</p> <p>Additionally, as part of the City of Woodland's East Beamer Way Emergency Shelter and Neighborhood Campus project in unincorporated Yolo County, Yolo County has agreed to assist with on-site services for future residents, especially those dealing with substance abuse or mental illness.</p> <p>The County also makes information available regarding housing opportunities on its website. This information should be regularly reviewed and updated.</p> <p>Status: Action HO-A17 is an ongoing effort and should be continued in the Housing Plan, with revisions to ensure that the information provided by the County is updated regularly, to help facilitate households in</p>

TABLE VI-2: DESCRIPTION OF ACHIEVEMENTS FROM PREVIOUS 2013 – 2021 HOUSING ELEMENT

Action	Accomplishments / Status
	identifying appropriate housing and housing-related services to meet their needs.
<p>Action HO-A18: Continue to maintain a joint powers agreement with the Regional Council of Rural Counties, as feasible, to provide Mortgage Credit Certificates to homebuyers.</p> <p>Responsibility: <i>County Administrator's Office</i></p> <p>Time Frame: <i>Ongoing</i></p> <p>Funding: <i>General Fund</i></p> <p>Quantified Objective: <i>100 Households</i></p>	<p>Accomplishments: The County continues to maintain a joint powers agreement (JPA) with the Regional Council of Rural Counties (RCRC) to provide Mortgage Credit Certificates (MCCs) to homebuyers in Yolo County. The JPA was established in August 2011 between the County and RCRC.</p> <p>The County's 2014 – 2020 Annual Progress Reports do not identify any quantifiable results from implementation of this action. In 2019, CalHFA opened reissuance of MCCs to any lender.</p> <p>Status: Action HO-A18 is an ongoing effort and should be continued in the Housing Plan, with revisions to ensure that potential homebuyers in the County are aware of this resource and that the JPA with RCRC ensures that the program is actively marketed and made available to Yolo County residents, to help facilitate the affordability of for-sale homes in the County.</p>
<p>Action HO-A19: Notify public and/or private sewer and water providers of their responsibility under State law (Section 65589.7 of the Government Code) to provide service for new affordable housing projects, without conditions or a reduction in the amount requested, unless findings are made that sewer and water provision is infeasible. Follow up when affordable housing projects are proposed to ensure that they are following through with this responsibility. (Policy HO-2.2)</p> <p>Responsibility: <i>Planning and Public Works Department</i></p> <p>Time Frame: <i>2013/2014 and Ongoing</i></p> <p>Funding: <i>General Fund</i></p>	<p>Accomplishments: The County will continue to work with Community Service Districts and other service providers to ensure compliance with State law and to support affordable housing projects.</p> <p>Status: Action HO-A19 is an ongoing effort and should be continued in the Housing Plan, including ensuring that water and sewer providers serving the County's unincorporated areas are provided a copy of the Housing Element Update, so that they are aware of the County's quantified very low and low income housing needs to ensure each service provider is addressing the County's needs in order to facilitate affordable housing production.</p>

TABLE VI-2: DESCRIPTION OF ACHIEVEMENTS FROM PREVIOUS 2013 – 2021 HOUSING ELEMENT

Action	Accomplishments / Status
<p>Action HO-A20:</p> <p>Draft a local sewage and water ordinance in compliance with the State Onsite Wastewater Treatment System regulation which allows for acceptance of various treatment technologies with specific performance standards in areas of substandard soil, impacted groundwater, and small lot size. The policy will include clearly written guidance for systems of various sizes. The policy will address systems for multifamily development. (Policy HO-2.2)</p> <p>Responsibility: Health Department</p> <p>Time Frame: 2010/2011</p> <p>Funding: General Fund</p>	<p>Accomplishments: The State of California has adopted new standards and Basin Plans. Specifically, the State of California Water Resources Control Board's On-site Wastewater Treatment System Policy (OWTS Policy, June 2012) was adopted as a result of Assembly Bill 885 (2000). In addition to the 2017 General Plan and Zoning Code Amendments, Yolo County Environmental Health Division prepared a new septic ordinance to comply with AB 885, which was approved in 2017. Additionally, according to the County's 2020 Annual Progress Report, the Environmental Health Division is preparing a revised well ordinance.</p> <p>Status: Action HO-A20 has been implemented and is no longer necessary. This Action will be removed from in the Housing Plan.</p>
<p>Action HO-A21:</p> <p>Consider sponsoring an environmental review document in support of infrastructure improvements needed for Esparto, Madison, and Knights Landing to allow for the development of affordable housing in these communities. These improvements have been identified in the infrastructure studies for the communities that were sponsored by the County and completed in 2012. (Policy HO-2.2)</p> <p>Responsibility: Planning and Public Works Department</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p>	<p>Accomplishments: Yolo County staff will continue to give support to Community Service Districts in order to facilitate needed improvements, including direct financial assistance through CDBG grants for improvements (e.g., wells in Madison) and will consider on a case-by-case basis requests for assistance in preparing CEQA documents. It is noted that, at this time, Madison and Knights Landing also experience severe constraints to housing production related to the extensive 100-year floodplain designation that affects each community.</p> <p>The County received a grant from the California Department of Water Resources Small Community Flood Risk Reduction Program to complete a feasibility study with a primary goal of reducing the flood risk to the Knights Landing area. The study was completed in 2019 and identified structural and non-structural alternatives to address the flood hazard. In 2021, the County approved \$13 million for the design, engineering, environmental compliance, permitting, and project construction of the Knights Landing Flood Risk project.</p> <p>Status: Action HO-A21 is an ongoing effort and should be continued in the Housing Plan, with revisions to ensure that infrastructure</p>

TABLE VI-2: DESCRIPTION OF ACHIEVEMENTS FROM PREVIOUS 2013 – 2021 HOUSING ELEMENT

Action	Accomplishments / Status
	improvements to address flooding are also carried out under this program, to help facilitate adequate flood controls and improvements to water, sewer, and other necessary infrastructure to support future housing.
<p>Action HO-A22: Pursue agreement from the Department of Housing and Community Development that the County shall receive credit towards meeting RHNA goals for all affordable units built within incorporated cities that are constructed using County funds. The RHNA credit shall be proportional based on the amount of County funding contributed. (Policy HO-3.1)</p> <p>Responsibility: <i>Planning and Public Works Department</i></p> <p>Time Frame: <i>Every five years with Housing Element Update (Starting 2012/2013)</i></p> <p>Funding: <i>General Fund</i></p>	<p>Accomplishments: No accomplishments to note during the 2013 – 2021 Planning Period. The County did work with SACOG to ensure that the 6th Cycle RHNA addressed the housing needs of the unincorporated County separate from those associated with UC Davis, which had resulted in an overly high allocation for the County in the 5th Cycle.</p> <p>Status: Action HO-A22 has not been implemented. The County’s 6th Cycle RHNA appropriate reflects the housing needs of the unincorporated County and this action is no longer necessary. It will be removed from the Housing Plan.</p>
<p>Action HO-A23: Support changes to Section 15195 and 15332 of the California Environmental Quality Act Guidelines that would allow for an exemption from environmental review procedures for infill and affordable housing development in unincorporated communities and sites not served by major transit routes similar to the provisions currently available to cities. (Policy HO-3.1)</p> <p>Responsibility: <i>Planning and Public Works Department, County Administrator’s Office</i></p> <p>Time Frame: <i>Ongoing</i></p> <p>Funding: <i>General Fund</i></p>	<p>Accomplishments: The County continues to support and implement legislative changes that help facilitate the production of affordable housing that reflect the unique needs of rural, agricultural, and unincorporated areas.</p> <p>Status: Action HO-A23 is an ongoing effort, continues to be appropriate to encourage housing in rural areas, and should be continued in the Housing Plan. This action will be combined with other actions that provide for on-going monitoring and input on State legislation.</p>

TABLE VI-2: DESCRIPTION OF ACHIEVEMENTS FROM PREVIOUS 2013 – 2021 HOUSING ELEMENT

Action	Accomplishments / Status
<p>Action HO-A24: Assist developers in pursuing tax-exempt bond and low-income tax credit allocations to ensure that Yolo County receives its fair share of statewide funding under these programs. The County will assist developers with these allocations as opportunities become available. (Policy HO- 3.1)</p> <p>Responsibility: <i>County Administrator's Office</i></p> <p>Time Frame: <i>Ongoing</i></p> <p>Funding: <i>General Fund</i></p>	<p>Accomplishments: The County Administrator's Office will continue to pursue bond and tax allocations to support housing programs. The County assisted Mercy Housing with applying for tax credit allocations for the Esparto affordable housing projects.</p> <p>Status: Action HO-A21 is an ongoing effort, continues to be appropriate to encourage the production of affordable housing, and should be continued in the Housing Plan. This action will be combined with other actions that would assist developers and non-profits in receiving grant and other funding assistance.</p>
<p>Action HO-A25: Establish a County Housing Coordinator position to coordinate County housing activities, and to create partnerships and seek funding that result in expanded housing opportunities. (Policy HO-2.2)</p> <p>Responsibility: <i>County Administrator's Office, Human Resources Department</i></p> <p>Time Frame: <i>2009/2010</i></p> <p>Funding: <i>General Fund</i></p>	<p>Accomplishments: Incomplete. Existing staff within the County Administrator's office is working cooperatively with Yolo County Housing to expand housing opportunities; however, a specific Housing Coordinator position has not been created.</p> <p>Status: Action HO-A25 has not been implemented. With the increase of State funding for various housing-related programs, this action continues to be appropriate, and should be revised and continued in the Housing Plan.</p>
<p>Action HO-A26: Conduct an annual Housing Element Review by the Planning Commission and the Board of Supervisors, as a part of the annual General Plan review. Provide opportunity for public input and discussion and establish annual work priorities for staff. (Policy HO3.2)</p> <p>Responsibility: <i>Planning and Public Works Department</i></p> <p>Time Frame: <i>Annually</i></p> <p>Funding: <i>General Fund</i></p>	<p>Accomplishments: The County has performed annual reviews of the Housing Element throughout the 5th Cycle and also prepares General Plan Progress Reports. The State has provided detailed Annual Progress Report forms that have assisted the County with tracking housing planning and permitting as well as implementation of Housing Element programs.</p> <p>Status: Action HO-26A is an ongoing effort, is necessary to comply with State law, and should be continued in the Housing Plan to ensure annual reviews of the General Plan, including the Housing Element, to identify performance and establish priorities for the upcoming year.</p>

TABLE VI-2: DESCRIPTION OF ACHIEVEMENTS FROM PREVIOUS 2013 – 2021 HOUSING ELEMENT

Action	Accomplishments / Status
<p>Action HO-A27: Prioritize the review of applications for affordable, farmworker, and other special needs housing; assist with preparation of the development application; consider project funding and timing needs in the processing and review of the application; and accelerate the permit review process and implementation. (Policy HO-3.2)</p> <p>Responsibility: <i>Planning and Public Works Department, County Administrator's Office</i></p> <p>Time Frame: <i>Ongoing</i></p> <p>Funding: <i>General Fund</i></p>	<p>Accomplishments: The County continues to make decisions on a case-by-case basis to support individual affordable housing projects and to assist and prioritize the permit processing. Most recently, the County Department of Community Services has prioritized, granted fee waivers, and provided much assistance to the Mercy Housing 40-unit Esperanza Crossing housing project in Esparto. Additionally, the County and City of Woodland, in collaboration with local non-profit Friends of the Mission, provided funds to the build the new adult-only shelter, as part of the East Beamer Way Emergency Shelter and Neighborhood Campus Project. Typically, the County provides support to development projects that provide affordable housing and/or meet the needs of the County's special needs populations.</p> <p>Status: Action HO-27A continues to be implemented as appropriate and ensures affordable and special needs housing projects are prioritized for review and receive assistance from County staff in addressing issues and going through the entitlement process. This program remains appropriate to encourage and prioritize affordable and special needs housing and will be kept in the Housing Plan.</p>
<p>Action HO-A28: Establish an amnesty program for existing illegal second dwelling units that provides a grace period for owners to bring them into compliance. In exchange, the property owner is required to provide assurances to guarantee the affordability of the unit. (Policy HO-3.2)</p> <p>Responsibility: <i>Planning and Public Works Department</i></p> <p>Time Frame: <i>2014/2015</i></p> <p>Funding: <i>General Fund</i></p>	<p>Accomplishments: While Yolo County did not establish a county-specific amnesty program, AB 670 created an amnesty program that addresses the issue of illegally built ADUs. If residents built an ADU on their property without the required permits or inspections, they now have 5 years (January 1, 2020 to January 1, 2025) to bring the ADU up to code, provided that there are not any health and safety issues on the property which must be addressed immediately.</p> <p>Status: Action HO-28A is no longer required and will be replaced with an action to advertise the ADU amnesty program and encourage owners of illegal ADUs to meet the County's requirements and legalize their unit.</p>

TABLE VI-2: DESCRIPTION OF ACHIEVEMENTS FROM PREVIOUS 2013 – 2021 HOUSING ELEMENT

Action	Accomplishments / Status
<p>Action HO-A29: Broaden public knowledge of fair housing laws through press releases, presentations to community groups, the distribution of written materials at public locations, and the posting of information on the County website. (Policy HO-4.9)</p> <p>Responsibility: Health Department, County Administrator’s Office, Department of Employment and Social Service</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p>	<p>Accomplishments: Staff continues discussions of fair housing issues with interest groups as specific situations or development projects may be proposed. The County’s fair housing outreach primarily occurs through Yolo County Housing, which maintains information of fair housing laws on their website and holds an annual workshop for landlords and applicants each April in conjunction with LSNC and HUD. Yolo County Housing collaborates with the County Administrator’s Office, as well as with the Department of Employment and Social Services (DESS).</p> <p>Status: Action HO-29A is an ongoing effort and should be continued in the Housing Plan to ensure the County is spreading awareness of fair housing laws and issues. This action will be revised and updated to ensure that the County is proactively taking steps to affirmatively further fair housing consistent with the requirements of State law.</p>
<p>Action HO-A30: Work cooperatively with the City of Woodland and the Local Agency Formation Commission (LAFCO) to facilitate the revitalization and annexation of urbanized unincorporated islands along Kentucky Avenue. (Policy HO-5.1)</p> <p>Responsibility: County Administrator’s Office</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p>	<p>Accomplishments: The County worked closely with HCD to apply CDBG funds for water and sewer improvements in the Westucky area as there were numerous health and safety issues with the original water and sewer systems serving the area. The County worked with the City of Woodland to create an Out of Area Service Agreement, to facilitate provision of municipal water and sewer services to the area. The Westucky area is now connected to municipal water and sewer services and the failing water and sewer systems have been disconnected. The City of Woodland is pursuing annexation of the Westucky area, as well as other unincorporated areas in Woodland’s Sphere of Influence. This program has been instrumental in facilitating adequate water and sewer service and supporting annexation of unincorporated areas that would benefit from City services.</p> <p>Status: Action HO-A30 has been successful and continues to be applicable to other unincorporated islands or neighborhoods that would</p>

TABLE VI-2: DESCRIPTION OF ACHIEVEMENTS FROM PREVIOUS 2013 – 2021 HOUSING ELEMENT

Action	Accomplishments / Status
	benefit from City municipal services. This action should be continued in the Housing Plan to help facilitate affordable housing production.
<p>Action HO-A31: Continue to work cooperatively with Yolo County Housing and the Cities of Davis, West Sacramento, Winters, and Woodland to institute a countywide, centralized, coordinated system of prevention services that improves access to services for people at risk of homelessness. (Policy HO-5.1)</p> <p>Responsibility: <i>County Administrator's Office</i></p> <p>Time Frame: <i>Ongoing</i></p> <p>Funding: <i>General Fund</i></p>	<p>Accomplishments: The County participates in the Yolo County Homeless and Poverty Action Coalition (HPAC), which is the local planning body that provides leadership and coordination, including administration of HUD funding to address homelessness, for the County. The County of Yolo has a standing seat for a voting member on the HPAC Board. The HPAC Board meetings, which occur 8 times per year, provide an opportunity for collaboration between the County, local cities, service providers, advocates, and other stakeholders. These efforts have been effective in establishing meaningful housing and assistance opportunities for homeless and at-risk persons and households. See Chapter II for a detailed discussion of housing and services to address homelessness.</p> <p>In addition to its HPAC-related activities, the County partnered on the Bridge to Housing Pilot Program with the City of West Sacramento, Yolo County Housing, community partners and many non-profits to provide a Housing First opportunity for temporary housing and an exit to permanent housing for homeless in West Sacramento.</p> <p>Additionally, as mentioned previously, Yolo County cooperatively worked with the City of Woodland to facilitate the East Beamer Way project, which included construction of 71 permanent supportive housing units for homeless individuals, an emergency shelter for the homeless (100 beds), and a residential substance abuse treatment facility (54 beds). The East Beamer Way project assists in providing centralized services directly to the homeless in a more efficient and effective manner.</p> <p>Status: Action HO-A31 has been effective in encouraging collaboration and coordination in providing centralized services for the County's homeless population. This program has been effective and should be</p>

TABLE VI-2: DESCRIPTION OF ACHIEVEMENTS FROM PREVIOUS 2013 – 2021 HOUSING ELEMENT

Action	Accomplishments / Status
	continued in the Housing Plan to help facilitate on-going coordination and provision of homeless services.
<p>Action HO-A32: Publicize information about rehabilitation loan programs, subsidized housing programs, and the availability of other funding mechanisms to help with home upkeep and maintenance, such as reverse mortgages for seniors on fixed incomes. Publicize information via the County’s website as well as through posting in key locations such grocery stores, post-offices, and public libraries. (Policy HO-5.2)</p> <p>Responsibility: <i>County Administrator’s Office</i></p> <p>Time Frame: <i>Ongoing</i></p> <p>Funding: <i>General Fund</i></p>	<p>Accomplishments: The County continues to work with Yolo County Housing to publicize housing rehabilitation and subsidized housing programs to help residents with upkeep and maintenance of homes. During the 5th Cycle Planning Period, Yolo County Housing assisted 3 very low-income households and 6 low-income households received CDBG/HOME funds through the Housing Rehabilitation Program.</p> <p>Status: This is an ongoing program that has been effective in assisted lower income households with rehabilitation and maintenance. This program should be continued in the Housing Plan.</p>
<p>Action HO-A33: Continue to offer home inspection services to identify substandard conditions in residential buildings for an inspection fee, or reduced cost for low-income households. (Policy HO-5.2)</p> <p>Responsibility: <i>Planning and Public Works Department</i></p> <p>Time Frame: <i>Ongoing</i></p> <p>Funding: <i>General Fund</i></p>	<p>Accomplishments: This is an ongoing mandated program that is implemented in the unincorporated areas of the County. Substandard housing complaints within the city jurisdictions are the responsibility of the city. Environmental Health responds to complaints for substandard housing conditions at rental properties in the unincorporated area and also addresses certain health and safety issues in the cities. Where able, Environmental Health coordinates with LSNC to assist renters with understanding their rights. The program is partially funded through a contract with LSNC, health realignment, and cost recovery through fees. Fees are charged to the home owner and costs are recovered whenever possible.</p> <p>A comprehensive voluntary building code inspection would be performed by the Building Division for an inspection fee that covers the cost of this service. The fee may be waived for dwelling units occupied by low-income households, the owners of which would be offered an opportunity to participate in County housing rehabilitation programs</p>

TABLE VI-2: DESCRIPTION OF ACHIEVEMENTS FROM PREVIOUS 2013 – 2021 HOUSING ELEMENT

Action	Accomplishments / Status
	<p>Status: Action HO-A33 has been reviewed and implemented as appropriate. This program remains appropriate to ensure substandard conditions are identified and addressed and will be kept in the Housing Plan.</p>
<p>Action HO-A34: Periodically survey housing conditions in the unincorporated area to maintain a current database on housing repair needs. Provide interested non-profit organizations with information on dwelling units in need of repair and assist non-profits in identifying sources of funding for the acquisition and rehabilitation of such dwelling units. Continue to use HOME funds, the Community Development Block Grant Program, and other available funding to finance housing rehabilitation, including CDBG funds for community service programs and to upgrade facilities to ADA requirements. (Policy HO-5.2)</p> <p>Responsibility: <i>County Administrator's Office</i></p> <p>Time Frame: <i>2013/2014 and ongoing</i></p> <p>Funding: <i>General Fund</i></p> <p>Quantified Objective: <i>Rehabilitation of 30 deteriorated residential units</i></p>	<p>Accomplishments: The County continues to maintain current information on the condition of dwelling units in the unincorporated County by periodically updating its housing survey. Additionally, Yolo County Housing assisted 3 very low-income households and 6 low-income households in unincorporated Yolo County received CDBG/HOME funds through the Housing Rehabilitation Program.</p> <p>Status: Action HO-A34 has been reviewed and implemented as appropriate; however, resources and funding to perform windshield surveys to identify housing conditions for all unincorporated areas were not available during the 5th Cycle. While this program remains appropriate, it will be revised to identify specific objectives regarding communities to be surveyed and outreach to be performed on an annual basis.</p>
<p>Action HO-A35: Develop an outreach program to promote financial incentives and assistance programs for energy conservation, including but not limited to Energy Upgrade California Program, Yolo Energy Watch, and financial incentives available through the California Solar Initiative (CSI). Work with Community Action Agencies (e.g., North Coast Energy Services) to increase participation by eligible low-income residents and mobile home owners in the WAP and the Low-Income Home Energy Assistance Program (LiHEAP). (Policy HO-6.1)</p>	<p>Accomplishments: The County has established the following energy efficiency programs that are available for unincorporated residents, homeowners, and businesses: the Property Assessment Clean Energy (PACE) programs, including the CaliforniaFIRST and Ygrene PACE programs; the California Home Energy Renovation Opportunity (HERO) program. The County also participates in the Valley Clean Energy program.</p> <p>Status: Action HO-A35 has been reviewed and implemented as appropriate. This program will be revised to reflect more current</p>

TABLE VI-2: DESCRIPTION OF ACHIEVEMENTS FROM PREVIOUS 2013 – 2021 HOUSING ELEMENT

Action	Accomplishments / Status
<p>Responsibility: Planning and Public Works Department, County Administrator's Office</p> <p>Time Frame: 2013/2014</p> <p>Funding: General Fund</p>	<p>programs and opportunities as well as to specify ways to encourage outreach and assistance to lower income and special needs residents.</p>
<p>Action HO-A36: Implement those strategies as described in the adopted Climate Action Plan to improve energy efficiency and water conservation in residential development (see Appendix D of previous Housing Element).</p> <p>Responsibility: Planning and Public Works Department, County Administrator's Office</p> <p>Time Frame: 2013/2014</p> <p>Funding: General Fund</p>	<p>Accomplishments: The County continues to work on implementing all 14 Climate Action Plan (CAP) Action Items that relate to housing development, including updating the County Building Code to meet CALGreen standards and offering the energy efficiency programs noted above in A35.</p> <p>Status: This program is redundant with the County's CAP efforts and is not necessary for inclusion in the Housing Element. This program will be removed from the Housing Plan; however, supporting policies will be kept to ensure the Housing Element continues to support activities that improve energy efficiency and water conservation in residential development.</p>
<p>Action HO-A37: Prior to the sixth Housing Element cycle, work with SACOG on RHNA assignments to ensure the RHNA is consistent with County policies of encouraging growth in cities. (Policy HO-1.8)</p> <p>Responsibility: Planning and Public Works Department</p> <p>Time Frame: 2011/2012, 2016/2017, 2021/2022, 2026/2027</p> <p>Funding: General Fund</p>	<p>Accomplishments: The County participated with SACOG in the RHNA development process to ensure that the rural, agricultural nature of the County's unincorporated areas, including severe limitations on housing development related to flood constraints and limited infrastructure, were well-understood. The RHNA resulted in an appropriate level of housing allocated to the unincorporated area, while focusing urban levels of development on the cities.</p> <p>Status: Action HO-A37 has been reviewed and implemented as appropriate. This program remains appropriate and will be revised and continued in the Housing Plan to ensure the County actively participates in the 7th Cycle RHNA to ensure housing-related constraints are appropriately reflected in the 7th Cycle.</p>

TABLE VI-2: DESCRIPTION OF ACHIEVEMENTS FROM PREVIOUS 2013 – 2021 HOUSING ELEMENT

Action	Accomplishments / Status
<p>Action HO-A38: Promote foreclosure prevention resources by posting information on the County website about foreclosure prevention hotlines and services offered by HUD-approved housing counseling agencies.</p> <p>Responsibility: <i>Planning and Public Works Department, County Administrator's Office</i></p> <p>Time Frame: <i>2013/2014</i></p> <p>Funding: <i>General Fund</i></p>	<p>Accomplishments: The County has details and links to many sites, resources, and HUD-approved housing counseling agencies on its website.</p> <p>Status: Action HO-A38 has been reviewed and implemented as appropriate. This program is effective in providing resources to homeowners in the County. This program remains appropriate and will be continued in the Housing Plan.</p>
<p>Action HO-A39: Update the County Inclusionary Housing Ordinance to account for changes in the law, the housing market, and housing prices. (Policy HO-1.10)</p> <p>Responsibility: <i>Planning and Public Works Department</i></p> <p>Time Frame: <i>Biennially, beginning in 2015</i></p> <p>Funding: <i>General Fund</i></p>	<p>Accomplishments: The Board of Supervisors adopted an update of the Inclusionary Housing Ordinance in December 2014. The update was required to conform with a 2009 Appellate Court decision related to the setting of rent levels for affordable units. As part of this Housing Element Update, the County's inclusionary requirements have been reviewed in the context of regional requirements to ensure the County's requirements are appropriate and equitable.</p> <p>Status: Action HO-A39 has been reviewed and implemented as appropriate. This program will be revised to implement the findings in Chapter III, Governmental Constraints.</p>
<p>Action HO-A40: Explore new ways to partner with non-profits, philanthropic organizations, and other local agencies to provide affordable housing, as well as long-term transitional and permanent supportive housing for county residents at risk of becoming homeless.</p> <p>Responsibility: <i>Planning and Public Works Department, County Administrator's Office</i></p> <p>Time Frame: <i>2014/2015</i></p> <p>Funding: <i>General Fund</i></p>	<p>Accomplishments: The County has worked with non-profits, stakeholders, and other agencies, including Yolo County Housing and HPAC to address local housing needs. As previously described in this section, the County worked with non-profit Mercy Housing to provide the Esperanza Crossing project with \$4.6 million in assistance, has supported housing for the homeless through the Bridge to Housing Program activities in West Sacramento and the East Beamer Way with the City of Woodland and non-profit Friends of the Mission, has worked with Yolo County Housing by providing \$100,000 in in-lieu fees to support 6 single-family homes approved for development in Esparto</p>

TABLE VI-2: DESCRIPTION OF ACHIEVEMENTS FROM PREVIOUS 2013 – 2021 HOUSING ELEMENT

Action	Accomplishments / Status
	<p>and for the administration \$550,000 in CDBG and HOME funds received by the County to assist drought-stricken families.</p> <p>Status: Action HO-A40 has been reviewed and implemented as appropriate. This program has been effective in ensuring coordination with a broad range of stakeholders and actively assisting with and funding housing projects. This program remains appropriate and will be continued in the Housing Plan.</p>
<p>Action HO-A41: Consider development of a Farmworker Housing Plan that identifies and addresses farmworker housing needs. Initial committee members should include but are not limited to: a representative from the County Planning and Public Works Department, Environmental Health Division, Agricultural Commissioner, Housing Authority, Farm Bureau, University of California Cooperative Extension, and a member of a group representing farmworkers.</p> <p>Responsibility: <i>County Administrator's Office</i></p> <p>Time Frame: <i>2014/2015</i></p> <p>Funding: <i>General Fund</i></p>	<p>Accomplishments: In 2017, Yolo County prepared an Agricultural Labor report, which identified the needs of farmworkers and potential strategies to address those needs at the local level. The report addressed 7 major categories, including Medical Access, Housing, Food Security, Transportation, Education, Labor Force, and Additional Concerns. The housing-related findings are discussed in Chapter II, Housing Needs.</p> <p>Status: Action HO-A41 has been completed. The strategies from the Agricultural Labor Report have been reviewed and incorporated in the Housing Plan to address farmworker needs.</p>
<p>Action HO-A42: Amend the zoning ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 17021.6 which states that “Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is</p>	<p>Accomplishments: The Zoning Code is currently being updated to reflect the farmworker housing requirements established in Health and Safety Code Section 17021.6.</p> <p>Status: Action HO-A33 is being implemented. This program will be revised to reflect current progress, current requirements of State law, and to ensure the revisions are made as part of the Zoning Code Update that is currently underway.</p>

TABLE VI-2: DESCRIPTION OF ACHIEVEMENTS FROM PREVIOUS 2013 – 2021 HOUSING ELEMENT

Action	Accomplishments / Status
<p>an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.” Ensure that such procedures encourage and facilitate the development of housing for farmworkers.</p> <p>Responsibility: <i>Planning and Public Works Department</i></p> <p>Time Frame: <i>2013/2014</i></p> <p>Funding: <i>General Fund</i></p>	
<p>Action HO-A43: Support the provision of housing for persons with disabilities, including developmental disabilities, by:</p> <ul style="list-style-type: none"> • Seeking State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities, including persons with developmental disabilities. • Providing regulatory incentives, such as expedited permit processing and fee waivers and deferrals, to projected targeted persons with disabilities, including persons with developmental disabilities. • Coordinating with Alta California Regional Center to better serve the housing needs of residents with developmental disabilities. <p>Responsibility: <i>Planning and Public Works Department</i></p> <p>Time Frame: <i>2013/2014</i></p> <p>Funding: <i>General Fund</i></p>	<p>Accomplishments: The County continues to seek State and Federal funds as staffing is available to complete grant applications and as private applicants submit applications for housing projects for disabled persons. The County provides for reasonable accommodations for disabled persons and incentivizes affordable housing, including that for disabled persons, through the Inclusionary Housing Ordinance incentives and Density Bonus incentives identified in the County Code.</p> <p>Status: Action HO-A43 is an ongoing effort. This action continues to be appropriate and effective and should be continued in the Housing Plan.</p>

VII OTHER REQUIREMENTS

A. ENERGY CONSERVATION OPPORTUNITIES

Government Code Section 65583(a)(7) requires that a housing element contain an analysis of opportunities for energy conservation with respect to residential development. The purpose of this analysis is to ensure the locality has considered how energy conservation can be achieved in residential development and how energy conservation requirements may contribute to reducing overall development costs and, therefore, increasing the supply and affordability of units.

Yolo County does not operate, nor is it responsible for producing or operating, any electrical or other power sources to provide energy supplies to residential customers. However, the Building Division of the Department of Community Services is charged with the responsibility of enforcing State Energy Efficiency Standards for Residential and Non Residential Buildings (Government Code Title 24, Part 6) in addition to all applicable sections of the California Building Standards Code.

The California Green Building Standards Code, Title 24, Part 11 of the California Code of Regulations (CALGreen) is California's first green building code and the most recent version (2019) has been adopted by Yolo County. The purpose of CALGreen is to improve public health, safety, and general welfare through enhanced design and construction of buildings using concepts that reduce negative impacts and promote those principles which have a positive environmental impact and encourage sustainable construction practices. CALGreen addresses: planning and design, energy efficiency, water efficiency and conservation, and environmental quality. It is the responsibility of builders and homeowners to comply with Title 24 standards, and for the County to enforce those standards through plan check and code compliance inspections. CALGreen includes mandatory measures for new residential development that address electric vehicle charging equipment and spaces, indoor and outdoor water efficiency requirements, energy measures adopted by the California Energy Commission, material conservation and efficiency standards that address construction waste, durability of construction materials, and recycling, and environmental quality.

d. New Development

There are many opportunities for conserving energy in new, as well as existing, homes. New buildings, by design, can easily incorporate energy efficient techniques into the construction. The building envelope, which is everything that separates the interior of the building from the outdoor environment: the doors, windows, walls, foundation, roof, and insulation, works to keep a building warm in the winter and cool in the summer.

Constructing new homes with energy-conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. Examples of energy conservation opportunities include installation of insulation or storm windows and doors, installation or retrofitting of more efficient appliances and mechanical or solar energy systems, and building design and orientation, which incorporates energy conservation considerations.

The County encourages energy conservation in residential projects. New subdivision and parcel reviews are considered in terms of street layout and lot design. Residential structures must meet the

requirements of Title 24 (CalGreen) relating to energy conservation features of the California Building Standards Code.

e. Retrofit

There are a number of methods available to improve conditions of existing structures and to decrease their energy demand, all of which fall under the general label of “retrofit.” Among the most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating-air conditioning ducts and hot water heaters; weather stripping and caulking; night setback thermostats; spark ignited pilot lights; low-flow shower heads; window treatment to provide shade; and furnace efficiency modifications. The Yolo County Building Divisions monitors such modifications on substantial rehabilitation projects pursuant to the California Building Codes.

Valley Clean Energy and PG&E, both described in subsection (e), offer a range of weatherization, energy assistance, and energy efficiency programs. Additional funding sources available to the County and property owners include HUD-sponsored grants or subsidized loans to owners and tenants in residential, commercial and agricultural buildings for the purchase and installation of conservation and solar measures. These funds are disbursed through the state and provide financial assistance to consumers for solar and energy conservation improvements.

Weatherization in existing dwellings can greatly cut down heating and cooling costs. Weatherization is generally done by performing or improving attic insulation, caulking, weather stripping and storm windows, furnace efficiency modifications, and certain mechanical measures to heating and cooling systems. The U.S. Department of Energy allocates money to States for disbursement to community-based organizations.

Other means of energy conservation in residential structures includes proper design and location of windows, window shades, orientation of the dwelling in relation to sun and wind direction, and roof overhang to let the winter sun in and block the summer sun out.

The County encourages maintenance and rehabilitation of housing to maximize energy efficiency. The County’s residential rehabilitation program, operated by Yolo County Housing, provide funding assistance for lower income households to rehabilitate their home and provide weatherization and energy retrofit improvements.

f. Energy Providers and Programs

The County is a member of Valley Clean Energy, which is the locally governed, no-for-profit electric generation provider for Davis, Woodland, Winters, and unincorporated Yolo County. Valley Clean Energy offers clean electricity and local control over electricity supply. Valley Clean Energy provides information and links to various resources for energy efficient home improvements, including resources to assist with solar panels, low-e dual pane windows, smart/programmable thermostats, high efficiency electric appliances, high efficiency heating and cooling, attic, ceiling, and wall insulation, high efficiency lighting, high efficiency water heating, electric vehicle charging, and bundled energy efficiency improvements. While Valley Clean Energy buys cleaner energy for its customers, Pacific Gas and Electric (PG&E) delivers the electricity, handles billing, turns power off and on, maintains power lines, and resolves power outages. Customers have the option to opt-out of Valley Clean Energy and be served by PG&E.

Given the relatively recent upsurge in residential electrical rates, PG&E's Low-Income Energy Management Department initiated a number of energy-saving programs for residential customers to use to help in controlling escalating electrical costs. Among the key financial assistance programs are:

CARE (California Alternate Rates for Energy) This program is designed to aid lower-income households and provides a 20% discount on monthly energy bills and ensures that these customers are not subject to surcharges.

REACH (Relief for Energy Assistance through Community Help) This program is oriented toward lower-income customers who cannot pay their PG&E bill due to a sudden, unexpected financial hardship. It is a one-time payment through the Salvation Army with the help of donations from the utility's shareholders, employees, and others.

Energy Partners is a free weatherization program involving local utility contractors who work with lower-income customers to make their homes more energy efficient.

LIHEAP (Low-Income Home Energy Assistance Program) Lower-income households may qualify for financial assistance with energy bills and weatherization projects through the Department of Health and Human Services.

Services for Medical Baseline and Life-Support Customers. Residential customers dependent on life-support equipment and/or with special heating needs due to certain medical conditions may receive approximately 500 kilowatt-hours of electricity and/or 25 therms of gas per month, in addition to regular baseline quantities.

Balanced Payment Plan. This plan is designed for customers with substantially larger heating or cooling costs during extreme-weather months. PG&E charges customers the same each month based on average energy use for 1 year.

PG&E also offers a variety of rebate programs for heating, cooling, appliances, home improvements, pools, and lighting installations for qualified projects. Pamphlets and other literature describing these programs and other programs are readily available at PG&E offices, as well as the permit counter at the Department of Resource Management.

g. Yolo County

The State has enacted a series of laws and executive orders aimed at mitigating climate change through decreasing greenhouse gas emissions. These laws and requirements establish greenhouse gas reductions target that require a multi-pronged approach to achieve.

In 2007, Yolo County became 1 of 12 charter members from throughout the country to sponsor the Cool Counties Initiative, which pledges each county collectively to reduce greenhouse gas emissions by 80% by 2050. That same year, the county organized local cities, special districts and UC Davis to form the Yolo County Climate Change Compact, providing an ongoing forum for exchanging information on how best to analyze and address greenhouse gas emissions.

In 2009, Yolo County adopted its 2030 General Plan, which contains more than 350 policies that deal with climate change, including the requirement to develop a Climate Action Plan. In addition to

implementing General Plan policy, the Climate Action Plan also fulfills the requirements of state legislation, including Assembly Bill 32, Senate Bills 97 and 375, and Executive Order S-3-05.

To address compliance with the State's greenhouse gas reduction targets, the County adopted a Climate Action Plan in March 2011. A target is established in the Climate Action Plan to reduce the 2008 emissions back to the levels estimated for 1990, or 613,651 metric tons. To achieve this target, 15 programs are proposed, including such measures as increasing renewable energy production, enhancing energy and water conservation, expanding alternative transportation, planting trees and reducing fertilizer application. In order to meet the reductions envisioned in the Cool Counties Initiative and state legislation, the Climate Action Plan also includes voluntary goals to reduce greenhouse emissions to 447,965 metric tons by 2030, and 122,730 metric tons by 2050.

The County has established Action HO-A25 to develop an outreach program to promote financial incentives and assistance programs for energy conservation, including but not limited to Energy Upgrade California Program, Yolo Energy Watch, California Solar Initiative (CSI), Property Assessment Clean Energy (PACE) programs, including the CaliforniaFIRST and Ygrene PACE programs; California Home Energy Renovation Opportunity (HERO) program, Low-Income Home Energy Assistance Program (LiHEAP), Energy Savings Assistance Program (ESA), and California Alternate Rates for Energy (CARE)). Additionally, Action HO-A38 ensures that the County will work with local entities, including North Coast Energy Services and Valley Clean Energy, to increase participation by eligible low-income residents available energy conservation and assistance programs.

B. CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

State law requires that the Housing Element contain a statement of “the means by which consistency will be achieved with other general plan elements and community goals” (California Government Code, Section 65583[c][6][B]). There are 2 aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements. The 2030 Countywide General Plan, as amended, includes Land Use and Community Character, Circulation, Public Facilities and Services, Agriculture and Economic Development, Conservation and Open Space, Health and Safety, and Housing Elements.

The Housing Element is primarily a housing program assistance document, the implementation of which will not directly impact policies in other General Plan elements. Revisions were made to the Housing Element goals, policies, and programs as a result of this update; however, none of the revisions represent a significant change in policy or direction from the 2013 Housing Element in the context of the General Plan. None of the revisions to the Housing Element will conflict with the community's goals as reflected in the General Plan or with the specific policy guidance provided by the General Plan. The County has reviewed policies in the other elements of the General Plan and has concluded that none of those policies will impede the County's achievement of, or be inconsistent with, the policies of the adopted General Plan. Housing Element policies primarily relate to housing assistance, housing rehabilitation, equal housing opportunity, residential energy conservation, and other topics not directly affected by policies in the other General Plan elements. Residential energy conservation policies contained in the Housing Element will help contribute to the achievement of General Plan policies for

incorporating smart growth planning principles and green building standards for sustainable development.

The General Plan has been reviewed as part of this update and no amendments are anticipated to be necessary for consistency with this update to the Housing Element. It is noted that the County will undertake a separate effort to amend the General Plan to comply with State laws that require various updates to General Plan elements and will review the Housing Element, as well as the remainder of the General Plan, for internal consistency as part of each General Plan Amendment.

C. ZONING CODE AMENDMENTS.

As part of this 6th Cycle Housing Element update, additional amendments to the Zoning Code have been identified in the Housing Plan as part of Action HO-A7 to comply with State law and to remove constraints to housing related to the following topics:

- Accessory dwelling units,
- Residential care facilities,
- Low barrier navigation centers,
- Employee housing,
- Agricultural worker housing,
- Transitional and Supportive housing,
- Manufactured housing,
- Density bonuses, and
- Streamlined and ministerial review for eligible affordable housing projects consistent with Government Code 65583.2.

D. PRIORITY WATER AND SEWER SERVICE

Government Code Section 65589.7(a) requires public agencies and private entities providing water or sewer services to grant a priority for provision of these services to proposed developments that include housing units affordable to lower income households. Within Yolo County, areas in which both water and sewer services are provided by either the County or non-County services districts exist only in Esparto, Knights Landing, and Madison. Currently, the Esparto CSD provides potable water and sewer service to the community of Esparto, the Knights Landing CSD provides potable water and sewer service to the community of Knights Landing, the Madison CSD provides potable water and sewer service to the community of Madison. Additionally, the Cacheville CSD provides potable water service to the community of Yolo. Additionally, portions of the unincorporated County receive water and sewer service from the cities of Davis and Woodland, as identified on Tables III-19 and III-20, respectively. Action HO-A35 of the Housing Plan ensures that each water and sewer service provider is notified of the County's potential very low and low income housing sites and is aware of the requirement of State law to ensure that priority for their water and sewer services is granted to development projects that include housing for lower income households.

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**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
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August 9, 2021

Taro Echiburu, Director
Department of Community Services
County of Yolo
292 West Beamer Street
Woodland, CA 95695

Dear Taro Echiburu:

RE: Review of the County of Yolo's 6th Cycle (2021-2029) Draft Housing Element

Thank you for submitting the County of Yolo's (County) draft housing element received for review on June 10, 2021, along with revisions received on July 26 and July 27, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on July 14, 2021 with JD Trebec, Senior Planner and Beth Thompson, the County's Consultant. In addition, HCD considered comments from Legal Services of Northern California pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes revisions needed to comply with State Housing Element Law.

Pursuant to Government Code section 65583.3, the County must submit an electronic, true-and-correct copy of the housing element site inventory when it submits its adopted housing element to HCD for review. The County must utilize standards, forms, and definitions adopted by HCD. The County can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

As a reminder, the County's 6th cycle housing element was due May 15, 2021. As of today, the County has not completed the housing element process for the 6th cycle. The County's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the County to revise the element as described below, adopt, and submit to HCD to regain housing element compliance.

To remain on an eight-year planning cycle, the County must adopt its housing element within 120 calendar days from the statutory due date of May 15, 2021, for Sacramento

Area Council of Governments (SACOG) localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit HCD's website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the County to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the County should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the County meets housing element requirements for these and other funding sources.

HCD appreciates the dedication JD Trebec, and Beth Thompson, provided during the course of our review. We are committed to assisting the County in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Dulce Ochoa-Hernandez, of our staff, at (916) 598-6756.

Sincerely,



Shannan West
Land Use & Planning Unit Chief

Enclosure

APPENDIX COUNTY OF YOLO

The following changes are necessary to bring the County's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revision

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)

As part of the evaluation of programs in the past cycle, the element must provide an explanation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers and persons experiencing homelessness).

B. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing (AFFH) in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A).)*

Outreach: AB 686 (Chapter 958, Statutes of 2018) requires jurisdictions to include a summary of their fair housing outreach capacity. To address these requirements, the housing element must describe meaningful, frequent, and ongoing public participation with key stakeholders. The element stated that the Regional Analysis of Impediments included Yolo County in the community engagement process (page 167). The Regional Analysis of Impediments public participation process does not satisfy this requirement. The element must describe outreach activities, list of organizations contacted, summary on comments and how comments was considered and incorporated, and a summary of issues that hindered public participation specific to the unincorporated communities of Yolo County.

Fair Housing Enforcement and Outreach Capacity: Fair Housing Enforcement and Outreach Capacity is covered on pages 167 to 168 and meets most requirements. However, the element must include the County's compliance with existing fair housing laws and regulations. Additionally, the element needs to include a summary of fair housing issues related to enforcement and outreach capacity and relationship to other

fair housing issue areas (e.g., segregation and integration, racially and ethnically concentrated areas of poverty, etc.).

Integration and Segregation: The element covers integration and segregation on pages 169 to 172. The average dissimilarity index for Yolo County and SACOG are compared on page 170. However, at the local level, data should be reported specifically for the unincorporated communities of Yolo County rather than the County as a whole. Therefore, the element must compare the dissimilarity index for the unincorporated communities of Yolo County to SACOG. Additionally, the element includes local data on disability, familial status, and income, but does not include regional data for these topics. A regional analysis is required so that local and regional trends and patterns can be identified and used toward determining meaningful goals and actions that address fair housing issues. Lastly, identify and summarize the key issues.

Racially/Ethnically Concentrated Areas of Poverty (R/ECAP): The element identifies two R/ECAPs in Yolo County (page 172). While the analysis is suitable in meeting requirements at the local level, the element must include a comparison of local data on a regional scale. In addition, the element must strengthen the analysis by including local and regional data on the TCAC Area of High Segregation and Poverty. Lastly, the analysis needs to address the trends, patterns, policies, practices, and conditions in combination with other relevant factors to summarize issues and better inform goals and actions.

Access to Opportunity: The element identifies and analyzes significant disparities in access to opportunity by education, employment opportunity, transportation, and environmental quality at the local level through the Regional Opportunity Index data (place-based and people-based) (page 177). However, the element must also include this analysis at the regional level and should address substantial differences in access to education, employment opportunity, transportation, environmental quality, and other important opportunities based on socio-economic characteristics (e.g., race, income, familial status, disability, income, poverty). Patterns over time should be discussed as well as policies, practices, and investments that affect access to opportunity. Additionally, the element includes TCAC/HCD Opportunity Maps to identify and compare areas of higher and lower resources in Yolo County and the Sacramento Valley Region (page 180). Lastly, the element must identify and summarize the key issues.

Disproportionate Housing Needs: The housing element must include an assessment of disproportionate housing needs, including displacement risk, on people with protected characteristics and households with low incomes. At a minimum, the element must include local and regional analysis for cost burden and severe cost burden, overcrowding, substandard housing, and homelessness. The element includes an analysis of investment-driven displacement (page 185). However, the element must also include an analysis for disinvestment-driven and disaster-driven (e.g., wildfire, earthquakes, and floods) displacement. Lastly, the element must identify and summarize the key issues.

Local Data and Knowledge: The element needs to include local data and knowledge to fair housing issues and reflect on this data in the contributing factors section of the analysis.

Other Relevant Factors: A discussion of other relevant factors is an important piece of evaluating patterns and trends, policies and practices, and other factors that lead to fair housing conditions. Other relevant factors should consider information beyond data that identifies and compares concentrations of groups with protected characteristics. Examples of other relevant factors include changes and barriers in zoning and land use rules, information about past redlining, restrictive covenants, and other discriminatory practices as applicable.

Contributing Factors: While using the Regional Analysis of Impediments is acceptable when identifying potential contributing factors to fair housing, relying on this data exclusively for this section is not. Contributing factors should be guided by the analysis of the previous sections and be specific to the patterns and trends identified in the unincorporated communities of Yolo County. Contributing factors create, contribute to, perpetuate, or increase the severity of fair housing issues and are fundamental to adequate goals and actions. Examples include community opposition to affordable housing, housing discrimination, and land use and zoning laws. The element should prioritize contributing factors to better form responsive goals and actions.

Sites Inventory: The element meets the Regional Housing Needs Allocation through proposed and entitled projects. Therefore, the site inventory analysis should address how the project locations improve conditions (or if sites exacerbate conditions, how a program can mitigate the impact) relative to segregation and integration, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs including displacement risk. Additionally, the analysis should include whether the projects are isolated by income group and should be supported by local data and knowledge.

Goals and Actions: The element must be revised to add or modify goals and actions based on the outcomes described above. Goals and actions must specifically respond to the analysis and identify and prioritize contributing factors to fair housing issues. Actions must have metrics and milestones as appropriate and address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection.

C. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and*

state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)

To address the program requirements of Government Code section 65583, subdivision (c)(1-6), and to facilitate implementation, programs should include: (1) a description of the County's specific role in implementation; (2) definitive implementation timelines; (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials. Programs to be revised include the following:

Program HO-A14: HO-A14 needs to clarify how the County will coordinate with major employers and stakeholders, including the Yocha Dehe Wintun Nation Tribe.

Program HO-A29: HO-A29 needs to clarify when the County will request the working session by.

2. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

Inclusionary Housing: The element describes the framework of inclusionary requirements, available alternatives, and provides an analysis of its impact as potential constraints on the development of housing for all income levels, specifically housing supply, and affordability. Specifically, the County commits to reviewing and potentially reducing the percentage requirement to a percentage that is financially feasible in the local housing market. Program A-28 states "the County shall periodically review and update the County Inclusionary Housing Ordinance to ensure the requirements do not make new market-rate development financially infeasible... (page 36). The program should commit to specifically review the effect of the 25-percent inclusionary requirement on the cost and outreach with the development community as part of that review. Additionally, the program must include a specific date for conducting the initial evaluation and clarify how often the County will revise and update the Inclusionary Housing Ordinance subsequently.

3. *Promote AFFH opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

As noted in Finding B1, the element must include a complete assessment of fair housing. Based on the outcomes of that analysis, the element must add or modify programs.

D. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)

HCD understands the County made the element available to the public concurrent with its submittal to HCD. By not providing an opportunity for the public to review and comment on a draft of the element in advance of submission, the County has not yet complied with statutory mandates to make a diligent effort to encourage the public participation in the development of the element and it reduces HCD's ability to consider public comments in the course of its review. The availability of the document to the public and opportunity for public comment prior to submittal to HCD is essential to the public process and HCD's review. The County must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including revising the document where appropriate. HCD's future review will consider the extent to which the revised element documents how the County solicited, considered, and addressed public comments in the element. The County's consideration of public comments must not be limited by HCD's findings in this review letter.