

Yolo County 6th Cycle Housing Element Update

Board of Supervisors
August 31, 2021

Housing Element Contents

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Housing Element Background Report

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Our Role in Regional Housing

- Yolo County's state-mandated RHNA for the 2021-2029 Planning Period is 57 units for the unincorporated area
- 40% of the County's RHNA is dedicated to Very Low or Low-Income Households

Income Level	2021-2029 Yolo County RHNA
Very Low-Income Households 0-50% AMI: \$0-\$46,250 (\$23/hr)	14
Low-Income Households 51-80% AMI: \$46,251 - \$74,000 (\$23-\$37/hr)	9
Moderate-Income Households 81-120% AMI: \$74,001 - \$111,000 (\$37-\$56/hr)	10
Above Moderate-Income Households Above 120% AMI): \$111,001+ (\$56/hr +)	24
Total	57

COMMUNITY & STAKEHOLDER INPUT

Community Participation

- Accessibility of opportunities by low income residents
- Stakeholders working with local residents

Housing Programs

- Identify specific timing and objectives
- Provide clear commitment to specific activities
- Actions to address infrastructure in rural areas
- Actions to preserve at-risk units

Fair Housing

- Address roles of agencies and community partners in fair housing outreach, education, complaint referral, and enforcement
- Address fair housing opportunities in the context of improving access to high opportunity areas and addressing housing types and infrastructure investment in low opportunity areas

Housing Sites

- Concern regarding undevelopable sites.
- Recommendation to identify developable sites in high opportunity areas for very low and low income housing

Delta

- Clarification regarding Delta Protection Commission support for housing and policy requiring that increased flood protection not result in residential designations or densities beyond those allowed under January 1, 1992 zoning and General Plan designations for the lands in the Primary Zone

AFFIRMATIVELY FURTHERING FAIR HOUSING

Chapter V, Affirmatively Furthering Fair Housing (PENDING HCD REQUIREMENTS)

- Updated information related to outreach, community needs, capacity, and enforcement.
- Provided additional analysis of integration and segregation patterns and trends.
- Provided additional information regarding racial or ethnic concentrations and concentrated lower income areas.
- Provided additional information related to disparities in access to opportunities, including analysis of place-based opportunities and classification of areas in relation to access to resources.
- Provided additional discussion of disproportionate housing needs, including age and condition of housing stock, cost-burdened households, and displacement risk.
- Updated assessment of contributing factors to fair housing issues.
- Updated analysis of sites based on fair housing issues, including a detailed discussion of potential for additional lower income housing in high opportunity areas.
- Updated analysis of fair housing priorities and goals.

HOUSING PLAN: NEW ACTIONS

Most of the Implementation Actions were carried over from the previous Housing Element with some revisions to update or expand them to meet new requirements.

Notable revised or new actions stem from feedback from HCD and include some of the following:

Action HO-A31 - Affirmatively Further Fair Housing

Added to:

- Establish a fair housing complaint referral process and identify specific roles of agencies, stakeholders, and community organizations
- Provide more specificity regarding fair housing information and outreach, including the responsibilities and roles of various entities
- Identify how fair housing review of projects will occur

Action HO-A32 – Broadband Access

Added to implement findings of the County's 2020-2025 Strategic Plan related to increasing broadband access in underserved areas

Action HO-A33 – Fiscal Transparency

Added to provide historical rate and impact fee studies on the County's website

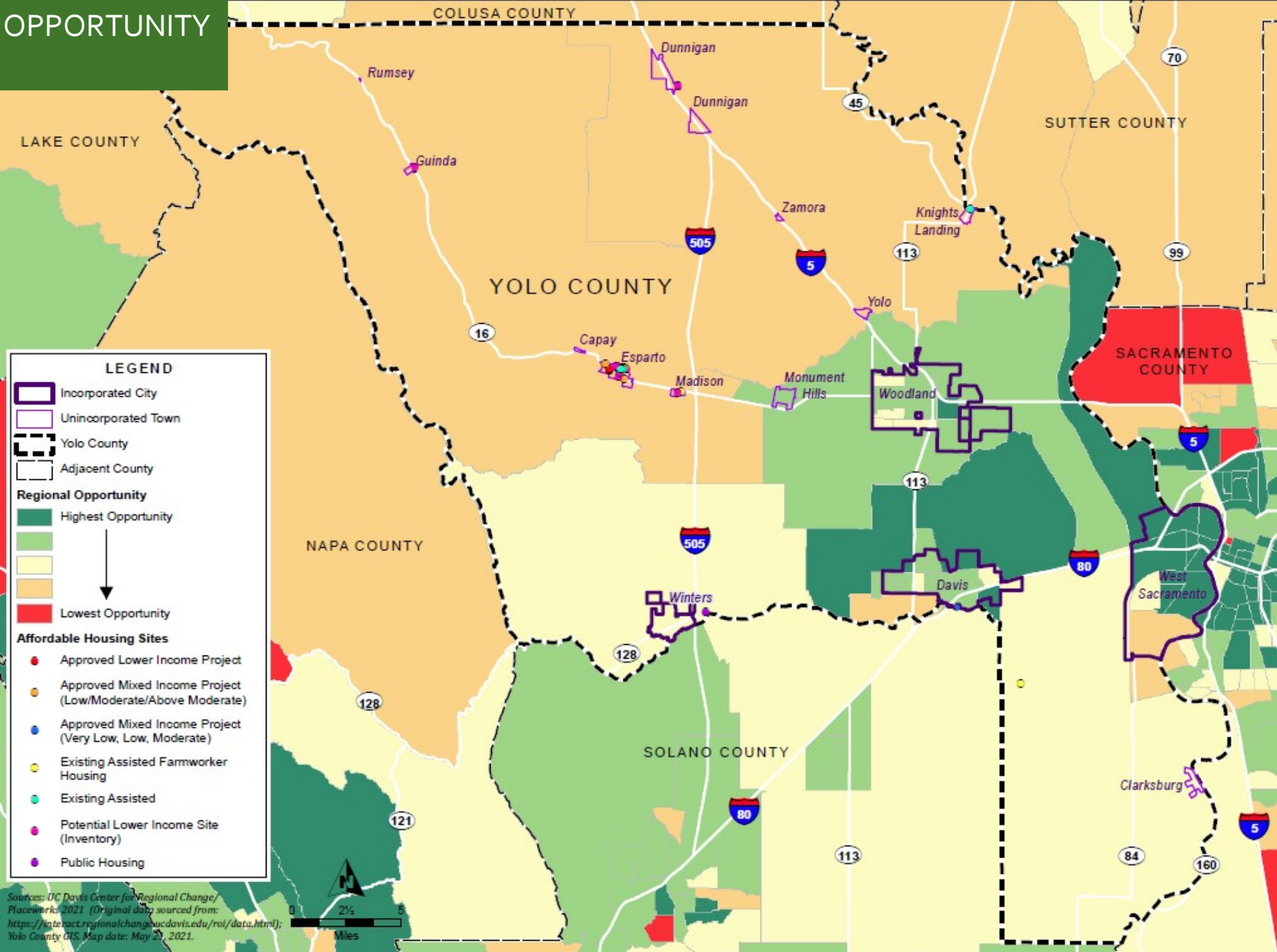
HOUSING PLAN: NEW ACTIONS

Action HO-A34 – Target high resource areas for more affordable housing

New program to:

- Identify opportunities for the County to identify encourage affordable and special needs housing in areas designated with higher levels of resources and opportunities
- Work with the cities of Davis, Winters, and Woodland to identify opportunities to extend infrastructure where it makes sense to serve affordable housing without significant environmental impacts

PLACE-BASED OPPORTUNITY



HOUSING PLAN: HIGHLIGHTED ACTIONS

Program HO-A20 – Establish a County Housing Planner position

The previous cycle called for establishing a housing coordinator, but that specific position was never established. Affordable housing has become an even greater concern and a flurry of State laws have increased monitoring and reporting requirements, which has impacted the Planning division.

The Housing Planner would have the following duties:

- Produce General Plan Annual Progress Reports for the Board of Supervisors and State Agencies
- Support Yolo County Housing and Developers in the production of affordable housing
- Provide information on ADUs, housing assistance programs, and housing activity to the public
- Conduct housing condition survey
- Coordinate and seek funding for Community Plans and Infrastructure studies
- Review and implement new State housing laws including Affirmatively Furthering Fair Housing
- Work with cities on coordinating high opportunity housing such as the Covell/Pole Line Specific Plan

DISCUSSION ITEMS

- 1. The County should be more ambitious than the number of units of affordable housing required by RHNA.
- 2. The County should further reduce permitting fees for residential projects.
- 3. The County should invest more in housing.
- 4. The County should collaborate with Cities to provide more housing.