

Yolo County  
**6<sup>th</sup> Cycle Housing  
Element Update**

Planning Commission  
August 19, 2021

# Project Team and Timeline

- The Housing Element is part of the General Plan and looks at housing needs within the unincorporated areas of Yolo County.
- It lays out the County's housing policies and identifies goals and programs that guide housing related actions
- Each County in California is required to update its Housing Element periodically

## Timeline

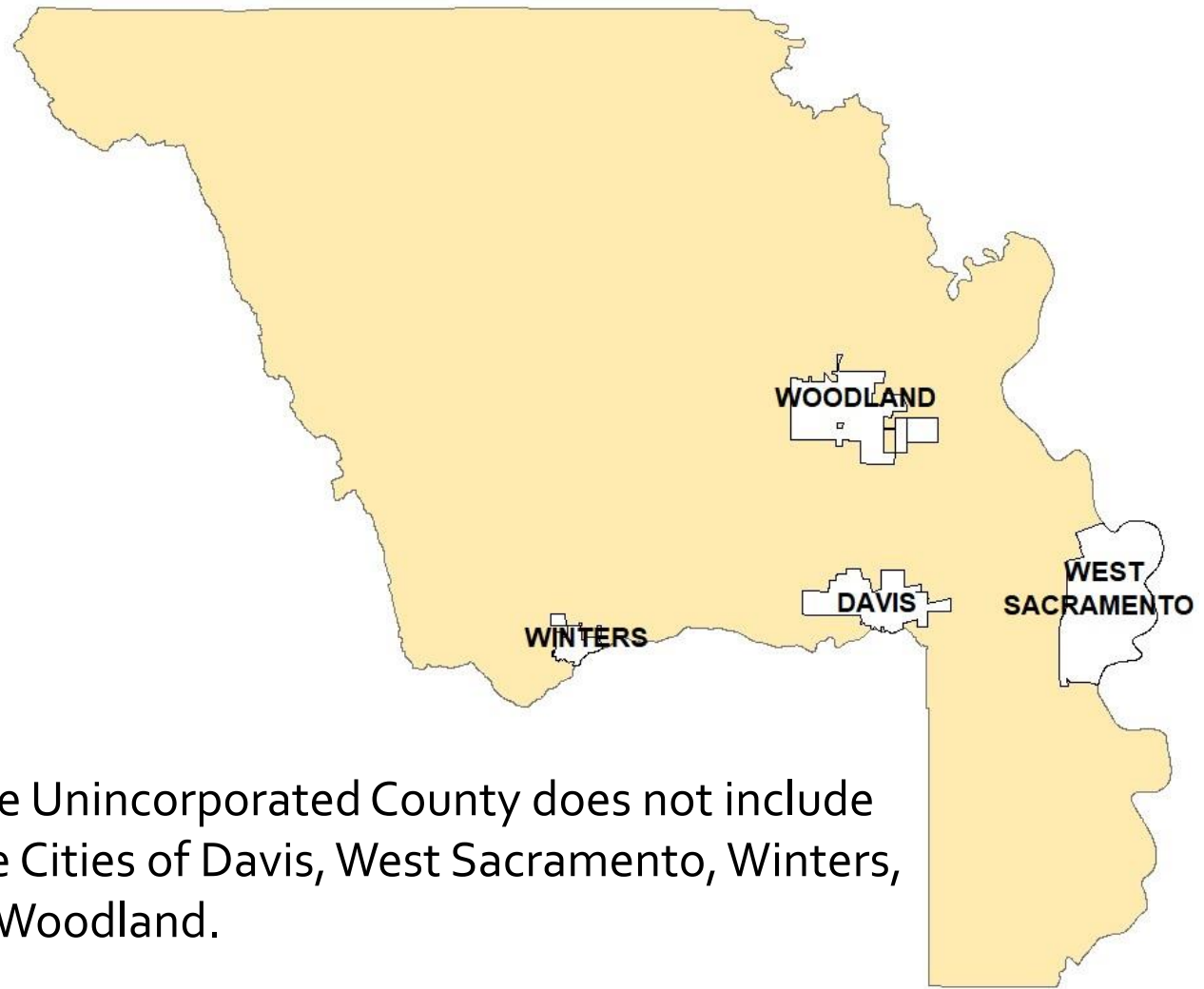


# Our Role in Regional Housing

- The Housing Element is the County's plan for addressing State housing law requirements, including meeting its "fair share" of regional housing needs as determined by the State
- Determination of "fair share" starts with the State calculating the future housing need for each region over the planning period (2021-2029)
- Sacramento Area Council of Governments (SACOG) develops methodology for distributing the regional housing needs to all cities and counties in the region through the Regional Housing Needs Allocation, or RHNA, process
- SACOG's methodology, in part, is based on socioeconomic information like population trends, household income, home prices, and commute patterns

# The Unincorporated County

The Unincorporated County does not include the Cities of Davis, West Sacramento, Winters, or Woodland.



# Housing Element Contents

## Housing Element Housing Plan

- I. Introduction
- II. Community Participation
- III. Housing Plan: Goals, Policies, Implementation Programs

## Housing Element Background Report

- I. Introduction
- II. Housing Needs Assessment
- III. Housing Constraints
- IV. Inventory of Residential Sites
- V. Affirmatively Furthering Fair Housing Analysis
- VI. Evaluation of the 2013-2021 Housing Element
- VII. Other Requirements

# 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
<b>Total</b>	<b>57</b>

# 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

# BACKGROUND REPORT: REVISIONS

## Chapter III, Constraints

- Reasonable Accommodation: Provide additional analysis of County's required findings for reasonable accommodation and address subjective requirements through Action HO-A7.
- Site Plan Review: Address subjective language in the County's site plan review process.
- Transparency: Address availability of the County's fiscal, fee, and rate information on the County website.
- Dry Utilities: Address availability of dry utilities.

# BACKGROUND REPORT: REVISIONS

## Chapter IV, Inventory of Residential Sites

- Updated site data in the Davis area to encourage access to high opportunity areas.
- Update site data in the Esparto area to reduce potential for overconcentration of affordable housing.
- Provided additional information regarding readiness of approved and pending projects.
- Emphasized excess inventory of lower income sites encourages a variety of housing in multiple areas of the County and can be used to meet special housing needs.

# BACKGROUND REPORT: REVISIONS

## Chapter V, Affirmatively Furthering Fair Housing

- 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.

# BACKGROUND REPORT: REVISIONS

## Chapter VI, Evaluation of the 2013-2021 Housing Element

- Revised to address effect of 2013-2021 Housing Element on addressing special housing needs.

# HOUSING PLAN: REVISIONS

## Program HO-A3 - Displacement Protection for Affordable Units

Revised to seek funding for Downpayment Assistance Program if displacement of lower income residents is anticipated.

## Program HO-A7 – Housing Constraints

Revise the Zoning Ordinance to remove constraints to housing types and to permit housing uses consistent with the requirements of State law, specifically:

- Subjective Criteria and Language: Replace with objective criteria or define subjective terms to clarify how such terms will be implemented and applied, and
- Variety of Housing Types: Allow triplex and fourplex uses as a permitted use in the R-L and R-M zones.

## Program HO-A9 – Build Support for Workforce and Special Needs Housing

Revise to describe how notification and outreach with stakeholders and organizations will occur.

## Program HO-A10 – Updating Planning Documents

Revise to describe how notification and outreach will occur in order to encourage participation, including by underrepresented groups, when updating planning documents and regulations.

# HOUSING PLAN: NEW AND REVISED PROGRAMS

## Program HO-A12 - Facilitate Affordable and Special Needs Housing Construction

Expand to specifically female heads of household and to include measures to identify high resource areas and to incentivize development of affordable and special needs housing in high resource areas.

## Program HO-A13 – Housing Choice Vouchers

Revise to include additional steps to support increased Housing Choice Vouchers and to increase access to vouchers in unincorporated communities and in high opportunity and high resource areas.

## Program HO-A14 – Workforce Housing

Identify additional details regarding how coordination will be conducted to encourage workforce housing along transit routes.

# HOUSING PLAN: NEW AND REVISED PROGRAMS

## Program HO-A19 – Infrastructure and Constraints

Revised to address improving infrastructure to improve resources in areas with low levels of place-based opportunities, to improve infrastructure to increase access to high opportunity areas through accommodating a diversity of housing types, and to reduce constraints to development in communities served by water and sewer.

## Program HO-A21 – Encourage Development of Accessory Dwelling Units

Added to Promote and incentivize development of accessory dwelling units.

## Program HO-A28 – Inclusionary Housing Ordinance

Prioritize receiving sites or using in-lieu fees in high resource and high place-based opportunities areas. Analyze the effect of the 25% requirement on housing development and costs and perform outreach to developers to receive input regarding the effects of the inclusionary housing requirement.

# HOUSING PLAN: NEW AND REVISED PROGRAMS

## Program HO-A31 - Affirmatively Further Fair Housing

Revise program 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

## Program HO-A32 – Broadband Access

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

## Program HO-A33 – Fiscal Transparency

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