



2021

# Yolo County General Plan Annual Progress Report



Prepared by:

Yolo County Department of  
Community Services

# ATTACHMENT B. 2021 General Plan APR



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## Purpose of the Annual Progress Report

In accordance with Government Code Section 65400, Yolo County Planning Division staff prepared this annual report for the Yolo County Planning Commission and Board of Supervisors, the California Office of Planning and Research (OPR), and California Department of Housing and Community Development (HCD), which covers the period of January 2021 through December 2021. The report (or portions thereof) must be submitted to OPR and HCD by April 1<sup>st</sup> of each year.

This report describes the status of the 2030 Yolo Countywide General Plan and the County's progress in implementing the plan and associated elements during the reporting period. It also describes the County's progress in meeting its share of regional housing needs over the reporting period and removing governmental constraints to the maintenance, improvement, and development of housing. This information is used by state agencies and the public to gauge local planning efforts and their effectiveness.

Government Code Section 65400 also requires this report to use forms prepared by HCD to present various types of housing data. These forms are contained in Appendix A to this document.

## Status of the General Plan

### Background

The 2030 Countywide General Plan was adopted on November 10, 2009. The planning process for the General Plan took several years, many public hearings and meetings, and substantial effort on the part of staff, the Board of Supervisors, the Planning Commission, members of General Plan Citizen Advisory Committees, local organizations, interest groups and the general public.

The General Plan is the guide for both land development and conservation in the unincorporated areas of Yolo County. In its belief that the highest and best use of land within Yolo County is one that combines minimum efficient urbanization with the preservation of productive farm resources and open space amenities, the General Plan contains the policy framework necessary to fulfill the County's vision for Yolo County in 2030:

**The Vision of Yolo County**, as stated in the 2030 Countywide General Plan, is to remain an area of active and productive farmland and open space. Both traditional and innovative agricultural practices will continue to flourish in the countryside, while accommodating the recreational and tourism needs of residents and visitors. Communities will be kept separated and individual through the use of working agricultural landscapes, while remaining connected by a network of riparian hiking trails, bike paths and transit. While more families will call the cities and towns home, they will live in compact neighborhoods that are friendly to pedestrians and bicyclists and are located within easy access to stores and work. Some limited new growth will be allowed and infill and more dense development within older developed areas will be encouraged, bringing improved infrastructure (e.g. roads, sewer, water, drainage) to rural small communities where service does not presently exist or is inadequate. By implementing this vision, Yolo County can grow and prosper in a way that reflects our unique values.

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Yolo County will continue to be a statewide leader in developing innovative solutions that provide comprehensive and balanced land use management. The County welcomes the opportunity to meet new challenges, such as reducing GHG emissions, and to set new standards that reflect the values and preservation of Yolo County's unique quality of life for future generations to enjoy. This Vision Statement provides an overall direction that was used as the basis for preparation of the update to the Yolo County General Plan.

The above stated vision statement is from a land use perspective and complements the Yolo County Vision, as stated on the County website, which is "Yolo County is a healthy, safe and vibrant community where all have the opportunity to thrive and the environment is protected for future generations."

Any comprehensive update to the General Plan in the future should work to align the General Plan vision statement with the County's overall vision and County Strategic Plan, found here: <https://www.yolocounty.org/about-us/mission-values-strategic-plan>

The 2030 Yolo Countywide General Plan, Amendments, Community Plans, and related documents are available on the County's website at the following link: <https://www.yolocounty.org/government/general-government-departments/community-services/planning-division/planning-documents>

## Overview of General Plan Status and Consistency with State General Plan Guidelines

Section 65400 of the Government Code requires jurisdictions to include the degree to which the approved General Plan complies with the State of California General Plan Guidelines (Guidelines) in the annual report. The Guidelines provide a definitive interpretation of State statutes and case law as they relate to land use planning. In addition, the Guidelines outline the general framework for preparation and revision of a General Plan, Attorney General Opinions, and the relationship of the General Plan to State CEQA requirements. Finally, the Guidelines describe elements that are mandatory for all General Plans. In general, however, the State's Guidelines are advisory rather than prescriptive, thus preserving opportunities for local jurisdictions to address contemporary planning topics in a locally appropriate manner.

The 2030 Countywide General Plan was adopted on November 10, 2009. The comprehensive document included updates to all seven mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space, and Safety), and expanded or added new elements and specific or community plans that are incorporated within the General Plan. A full listing of all elements and specific or community plans and the years they were adopted and/or updated is provided in Figure 1.

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Figure 1: General Plan Elements and Adoption Dates

Year	Administration Element	Agriculture and Economic Development Element	Cache Creek Area Plan	Capay Valley Area Plan	Circulation Element	Clarksburg Area Plan	Conservation and Open Space Element	Covell – Poleline Specific Plan	Delta Land Use and Resource Management	Dunnigan Community Plan	Esparto Community Plan	Health and Safety Element	Housing Element	Knights Landing Community Plan	Land Use and Community Character Element	Madison Community (adopted 1974)	Monument Hills Specific Plan	Public Facilities and Services Element	Yolo Bypass Area Plan	Yolo – Zamora Area Plan	
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There are also plan documents that are not considered part of the General Plan but must be consistent with the General Plan. These include:

- 1989 County Waste Management Plan
- 1992 Watts-Woodland Airport General Plan
- 1993 Household Hazardous Waste Element
- 1998 Yolo County Airport Master Plan
- 2006 Parks and Open Space Master Plan
- 2007 Oak Woodland Conservation and Enhancement Plan
- 2011 Climate Action Plan
- 2018 Multi-Hazard Mitigation Plan
- 2013 Bicycle Transportation Plan
- 2013 Integrated Regional Water Management Plan

Planning Division staff reviewed the State's General Plan Guidelines and determined that Yolo County's General Plan meets the mandatory requirements described therein.

State law requires that all cities and counties located within the Primary Zone of the Sacramento-San Joaquin Delta update their respective General Plans to be consistent with the Land Use Resource Management Plan (LURMP) adopted by the Delta Protection Commission (DPC). Each local jurisdiction must update its General Plan within 180 days after adoption or update of the LURMP, which was last updated in February 2010. In September 2012, the DPC determined that the Yolo County General Plan is consistent with the LURMP.

## 2021 Amendments to the General Plan

State law allows jurisdictions to amend required Elements of its General Plan no more than four times per year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require public hearings by the Planning Commission and Board of Supervisors and evaluation of the environmental impacts as required by the California Environmental Quality Act.

There were two amendments to the General Plan approved by the Board of Supervisors in 2021. GPA 2021-01 was approved August 2021 to update the Housing Element and adopt the 6<sup>th</sup> Cycle Housing Element to address the County's housing needs for all income levels during the 2021-2029 planning period, identify constraints to housing, identify sites to accommodate a variety of housing types, and affirmatively further fair housing to meet the requirements of State law.

GPA 2021-02 was approved September 2021 to adopt the Cannabis Land Use Ordinance and make corresponding changes to policies in the Land Use and Community Character Element and Agriculture and Economic Development Element. The amendments revised and updated Policy LU-1.1 and Table LU-4, modified Policies LU-2.3 and AG-1.3, and added new Policies LU-1.4 and AG-3.21 to address cannabis related uses in the unincorporated area of the County.

## Major Milestones and Projects in 2021

- Adoption of the Cannabis Land Use Ordinance and Certification of the associated Environmental Impact Report  
After nearly 4 years of robust community outreach, including numerous public meetings with the community, Citizens Advisory Committees, Planning Commission, and Board of

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Supervisors the Cannabis Land Use Ordinance (CLUO) went into effect in October 2021 following the Board's certification of the CLUO EIR and adoption of the ordinance in September.

- General Plan Amendment to adopt the 6<sup>th</sup> Cycle Housing Element  
Housing Element Update to address the County's housing needs for all income levels during the 2021-2029 planning period. The update identifies constraints to housing, identifies sites to accommodate a variety of housing types, and seeks to affirmatively further fair housing to meet the requirements of state law. The Board of Supervisors adopted the 6<sup>th</sup> Cycle Housing Element and associated General Plan Amendment on August 31, 2021.
- Sustainable Agricultural Lands Conservation (SALC) Planning Grant  
In December 2021, Planning was awarded a SALC grant for the preparation of the Dunnigan Community Plan. The project kick-off is scheduled for mid-year 2022.
- Capay Valley Health and Community Center  
Site Plan Review approved in 2021 for the construction and operation of the Capay Valley Health and Community Center in Esparto. Construction activities began in late 2021.
- Public Works Projects  
In 2021, Public Works saw the completion of the South River Road Rehabilitation Project and 2021 Chip Seal Project. Approximately 8 miles of South River Road were rehabilitated and sealed between the City of West Sacramento and Rose Road. The guardrail along South River Road was also replaced to current standards. Approximately 11 miles of county roads were also chip sealed, which included portions of County Roads 93, 24, and 95 from State Route 16 to Russel Boulevard.
- Projects implemented by Environmental Health  
Update for new drought requirements and coordination with drought reports:  
Environmental Health continues to coordinate with the Department of Water Resources to effectively regulate and update the well construction and water quality requirements based on the California Well Standards, Bulletins 74-90 and 74-81, per California Model Well Ordinance.

Yolo County Environmental Health (YCEH) is still working to develop procedures to review new agricultural well permits to determine compliance with Section 9b of Executive Order (EO) N-7-22, which requires the County to make a determination that the proposed well is (1) not likely to interfere with the production and functioning of existing nearby wells, and (2) not likely to cause subsidence that would adversely impact or damage nearby infrastructure. Counties across the State are taking different approaches to comply with Section 9b of the EO depending on the status of their respective groundwater basins. Most are requiring a report from a California licensed Professional Geologist with a Certified Hydrogeologist ("Licensed Professional") specialty certification. YCEH is working with a hydrogeologist with Luhdorff & Scalmanini, Consulting Engineers (LSCE), to develop a method to make the determinations required by Section 9b and does not anticipate having to require such an expert report in all cases. The County met with LSCE on September 1<sup>st</sup> to review the preliminary results of their work. While this process is being developed, an alternative option for property owners is to submit a report by a Licensed Professional attesting that the proposed well meets the requirements under Section 9b.

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- Yolo County Central Landfill

On November 9, 2021, the Board of Supervisors certified the Final Environmental Impact Report and adopted a Mitigation Monitoring and Report Program for several major changes to the design and operation of the Yolo County Central Landfill. The changes will allow the County greater flexibility in developing and implementing processes and operations that would reduce waste from the landfill, reduce environmental impacts of landfill operations, decrease GHG emissions, increase the recovery of materials and energy from waste, operate more efficiently and economically, and extend the facility's lifespan.

Other notable accomplishments and achievements at the Yolo County Central Landfill occurring during 2021 include the following:

- Construction of the In-Vessel Digester
- Operation of the construction and demolition (C&D) facility
- Approval of the organics and liquid waste disposal agreements
- Agreement to provide diversion services of organic waste with the County of Sacramento
- Approval of plans and specifications for construction of the next module
- Liquid waste disposal agreement
- Amendments with Northern Recycling for organic waste services
- Construction of waste management Unit H Aeration System
- 5-year review of the Countywide Integrated Waste Management Plan
- Adoption of plans and specifications for groundwater extraction pipeline

- Yolo County Library

Local residents and the Yolo County Library recognized an urgent need to replace a 100-year old Carnegie library building in the town of Yolo that had major fire, safety, and environmental deficiencies, with a new library and meeting room for the communities of Yolo, Dunnigan, and Zamora. Accordingly, a new Library was designed to serve these rural communities. The new building was designed to provide residents with 4,000 square feet of space for library programming, stable Wi-Fi, access to computers and technology resources, social activities for adults and seniors, as well as homework help for children and teens. The new facility will also contain a community room for library programs, meetings, classes, and community services such as food distribution. This new facility will strengthen the library's role as a community gathering place and hub of civic engagement and education.

Throughout 2019 and 2020, the architect met with the County staff, Friends of the Yolo Branch Library, and residents to review and refine the design plans for the library. On July 21, 2020, the Board of Supervisors approved the design for the new Yolo Branch Library. Subsequently, a funding plan was approved by the Board of Supervisors on December 15, 2020, which includes \$150,000 raised by the Friends of the Yolo Branch Library and local residents during the 2020 capital campaign.

In 2021, the following work took place on this project:

- The Board of Supervisors approved a public art plan in the Spring. A call for public art proposals was sent out in July. The Public Art Advisory Committee reviewed proposals and narrowed them down to three artists in December.

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- The solicitation process for the construction contract was completed in July and Broward Builders, Inc. was selected as the general contractor.
- A groundbreaking ceremony was held on September 14, 2021.
- The salvage work and the demolition of the old facility took place in the Fall.
- Construction began in September and is expected to take one year.
- Public library services were relocated temporarily to Cache Creek High School in early 2022.

- Natural Resources

Projects overseen and/or implemented by Natural Resources in 2021:

Cache Creek Area Plan 10-year Mining and Reclamation Permit Review for the following Mining and Reclamation Permits:

CEMEX (ZF95-093)

Syar (ZF98-010)

Teichert Esparto (ZF95-094)

Teichert Schwarzgruber (ZF2011-0035)

Teichert Woodland (ZF94-095)

- Lower Elkhorn Basin Setback Levee: State project was initiated to “set back” 7+ miles of the east levee of the Yolo Bypass, creating a new “super levee” that will provide 100+ year flood protection to the Elkhorn Basin. The Lower Elkhorn Setback levee and the widening of the Sacramento Weir are under construction, with an anticipated completion date of mid-2023.
- PG&E Pipeline Crossing Flood Hazard Development Permit - (ZF #2019-0034)  
Under the proposed Project, PG&E plans to remove the retired segments of the L-400 and L-401 pipelines and the existing exposed erosion control structures within Cache Creek. Native soil from the creek channel and banks will be replaced after the pipelines, palisades, and Ercon matting have been removed. Upon completion of Project activities, affected areas will be restored to approximate pre-Project contours.
- Knights Landing Flood Management Project: In 2019 Yolo County Natural Resources utilized \$1.5M in state funding to complete flood risk reduction feasibility studies for the unincorporated communities of [Clarksburg, Knights Landing and Yolo](#). In 2020, the Division secured a \$15.1M grant from the State Department of Water Resources to implement priority projects identified in the Knights Landing Flood Risk Reduction study. The [funded projects](#) are as follows:
  1. The design of levee improvements along the Sacramento River adjacent to Knights Landing, the design and permitting of the Knights Landing Ridge Cut levee, and the design and permitting of the Mid-Valley Levee Reconstruction to include the construction of Site 9 & 10.
  2. Completion of Phase 1 concepts for Portuguese Bend and Grays Bend Habitat enhancement projects.
  3. The design, permitting, and construction of the Drainage Infrastructure Improvements.
  4. The design of the New Cross Levee and New Cross Levee Loop Trail.

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Each project is currently completing, or has recently completed, the CEQA process. Construction of the levee repairs and internal drainage improvements is scheduled to begin in fall 2022. This levee system has been operated and maintained by the Natural Resources Division through County Service Area 6 since 2017. When the Knights Landing Flood Management Project is completed, it will reduce or prevent flooding to a population of 995 economically disadvantaged residents, approximately 321 structures, and 3,500 acres of prime agricultural lands.

- [Huff's Corner Levee Repair and Channel Realignment Project](#): In response to levee overtopping and a repeated issues with through-seepage, as evidenced by the February 2019 flood fight, the County developed plans to restore the levee to its original design standard (via raising the levee 4-8' in height) and realign the low flow channel of Cache Creek at Huff's Corner (CR 18/CR 97B) to prevent continued undercutting and erosion of the south bank and CR 18. The same segment of levee failed in 2006, resulting in a nearly \$2M emergency repair. This levee segment has been operated and maintained by the Natural Resources Division since 2017. In 2019, the County was awarded \$2.5M to implement this project. Final designs and specs, as well as CEQA analysis, have been completed. The in-channel project component will be constructed in late September 2022, while the levee repair component will be constructed in April 2023.

### Status of General Plan Implementation Actions

When the General Plan was updated in 2009, there were 486 separate Action Items in the adopted 2030 Countywide General Plan. More than half involve ongoing efforts with no specific completion date. Of the remaining Action Items with a completion date, over one-half have been completed, with almost two-thirds completed with the adoption of the comprehensive Zoning Ordinance update in July 2014. In 2017, the Board of Supervisors took action to remove four of the five 'growth' areas in unincorporated Yolo County that were designated as a "Specific Plan" on the General Plan land use map which resulted in the elimination of several Action Items that called for the preparation of area or specific plans in the Dunnigan, Elkhorn, Knights Landing, and Madison areas.

Amendments to the General Plan in 2021 include updating the Housing Element to adopt the 6<sup>th</sup> Cycle Housing Element for the 2021-2029 Planning Period, which implements, retains, and/or updates several Actions to guide the County's land use policies related to residential development for the Planning Period ending in 2029. The 6<sup>th</sup> Cycle Housing Element adds Actions HO-A1 – HO-34, and anticipates that housing needs will be accommodated during the 2021-2029 Planning Period.

In September 2021, the Cannabis Land Use Ordinance (CLUO) was adopted, which included policy changes to the Land Use and Community Character Element and Agriculture and Economic Development Element that reflect cannabis uses as new agricultural opportunities in support of economic development. Adoption of the CLUO implements Action CC-A1, which updates the County Zoning Code to reflect appropriate zoning regulations for cannabis related uses.

### General Plan Fee

Government Code Section 66014 authorizes cities and counties to collect fees that include costs reasonably necessary to prepare and revise the plans and policies that a local agency is required

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to adopt before it can make any necessary findings and determinations. The Board of Supervisors adopted a fee pursuant to this provision in 2004, and updated the fee in 2012. The revenue from the Yolo County General Plan Cost Recovery Fee is held in trust to supplement the costs of the General Plan Update.

This fee is collected with each building permit, since, without a valid General Plan, courts may place a moratorium on new building construction. Currently, the fee is based on 10 percent of the building permit fee for projects valued over \$50,000, and five percent for projects less than \$50,000 in value, subsequent to a Board of Supervisors update to the fee structure in 2012. This has resulted in a more equitable and less expensive fee structure for applicants than the previous 2004 fee base. However, revenue generated from the fee does not pay for the full cost of the General Plan updates.

A little over \$90,000 was generated by the fees during 2021, an increase of approximately \$50,000 from 2020. In the past, the funds have gone to pay for expenditures associated with the 2009 General Plan update, which had a total cost of about \$3 million. Reimbursement of the past general fund costs associated with the General Plan update was completed in 2015. Other costs that have been, or will be, supported by the fund include the preparation of the comprehensive Zoning Code Update (completed in 2014), including annual minor updates, Housing Element Updates, and any future community and area plans that are required, such as the update to the Dunnigan Community Plan, and updating various ordinances related to General Plan policies will access the funds as available.

During the 2021 calendar year, the General Plan Cost Recovery Fee was used to pay for staff time associated with Climate Action planning, including consultant costs (fulfilling policies under Goal CO-8), and for staff time spent on updating the online General Plan Element documents to reflect adopted amendments and to update the GIS maps in the Land Use and Community Character Element based on previous amendments.

The fee is not substantial enough to pay the full cost of General Plan related updates, including required updates to Elements and Community Plan updates. Additionally, the County should be poised to comprehensively update the 2030 Countywide General Plan within the next couple of years<sup>1</sup>. Based on surveys from other Counties, a comprehensive update of the General Plan is estimated at \$4 million to \$6 million, not including staff time. The General Plan is due for a major update in eight years. Staff are contemplating a fee study to address the estimated funding needs for the update.

## Grant Administration Summary

The County applied for several Planning grants in 2021, including the Local Early Action Planning (LEAP) Grant, which was executed in June 2021 to update the Countywide General Plan Housing Element for Cycle 6 and update various General Plan Elements to incorporate Climate Adaptation and Environmental Justice policies, and a Sustainable Agricultural Lands Conservation (SALC) Grant to conduct an update of the Dunnigan Community Plan, which was executed in April 2022. Funding for these grants was received in 2021/2022.

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<sup>1</sup> Government Code Section 65040.5(a) and (b) indicates OPR is tasked with notifying a city or county if a general plan has not been revised within eight years and will notify the Attorney General if a general plan has not been revised within ten years.

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## Future General Plan Activities

In recent years, staff's focus had been on overhauling the Zoning Regulations and other sections of the County Code to bring them into conformance with the adopted General Plan and changing state law. The first comprehensive Zoning Code Update was approved by the Board in July 2014 and continues to be updated through minor code revisions as necessary. In 2020, staff began work to prepare a comprehensive update to the Zoning Regulations to update, among other things, residential zoning districts and densities consistent with the General Plan to ensure state requirements related to streamlining housing approvals and processes for accommodating eligible affordable housing projects remain viable. Staff continue to work on various other area plans, ordinance updates, and revisions to bring them into compliance with adopted General Plan policies.

When the General Plan was adopted in November 2009, the Board of Supervisors adopted the following schedule (Figure 2) for preparing various area plans, and updating the General Plan and its components. The chart provides a status update for each of the identified documents or tasks. Some of the documents originally identified in the General Plan are no longer required, such as the Specific Plans for Dunnigan, Knights Landing, Madison, and Elkhorn. Alternatively, Area or Community Plans will be updated for Dunnigan, Knights Landing, and Madison.

**Figure 2: Adopted Schedule for New and Updated General Plan Documents**

<b>Plan/ Document</b>	<b>General Plan Policy and/or Action</b>	<b>General Description of Task/Notes</b>	<b>Adopted Schedule of Completion</b>	<b>Status Update</b>
Capay Valley Area Plan	Policy CC-3.1	Update the existing 1983 Capay Valley Area Plan.	Adoption by Fall, 2010.	<b>ADOPTED</b> December 7, 2010.
Climate Action Plan	Action CO-A117	Update the existing 1982 Energy Plan to ensure consistency with state and federal requirements.	2009/2011	<b>ADOPTED</b> March 15, 2011.
Cache Creek Area Plan	Action CO-A54	Implement the Cache Creek Area Plan	Ongoing (updated in 2019)	<b>UPDATED</b> December 17, 2019.
Delta Land Use and Resource Management Plan	Action CO-9.20	Adopt the revised LURMP, as an element in the General Plan.	Adoption by Spring, 2011.	<b>COMPLETE</b>
Clarksburg Area Plan	Policy CC-3.1 Action CC-A22	Update the existing 2001 Clarksburg Area Plan, and ensure consistency with the Delta LURMP.	Adoption by Spring, 2011.	<b>ADOPTED</b> September 29, 2015.

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Plan/ Document	General Plan Policy and/or Action	General Description of Task/Notes	Adopted Schedule of Completion	Status Update
Dunnigan Community Plan	Policy CC-3.9 Action CC-A22	Update the existing 2001 Dunnigan Community Plan, and consider the two potential future growth areas at the I-5/CR 6 interchange	2016/2017	<b>IN PROCESS</b> Funding acquired. Completion expected in 2023
Yolo-Zamora Area Plan	Action CC-A21	Prepare the Yolo-Zamora Area Plan (new plan).	2015/2016	<b>DELAYED</b> Depending on need, work may not begin until 2024, at earliest.
Yolo Bypass Area Plan	Action CO-A24	Prepare the Yolo Bypass Area Plan (new plan).	2013/2014	<b>DELAYED</b> Depending on need, work may not begin until 2024, at earliest.
Esparto Community Plan	Policy CC-3.1, 3.2 Action CC-A22	Update the existing 2007 Esparto Community Plan and incorporate policies and zoning for the 79-acre mixed use area.	2016/2017	<b>UPDATED</b> April 9, 2019.
Monument Hills Community Plan	Action CC-A22	Update the existing 1980 Monument Hills Community Plan.	2016/2017	<b>DELAYED</b> Depending on need, work may not begin until 2024, at earliest.
Knights Landing Community Plan	Action CC-A22	Update the existing 1999 Knights Landing Community Plan.	2016/2017	<b>DELAYED</b> Depending on need, work may not begin until 2023, at earliest.
Madison Community Plan	Action CC-A22	Update the existing 1974 Madison Community Plan.	2016/2017	<b>DELAYED</b> Depending on need, work may not begin until 2023, at earliest.
Covell/Pole Line Community Plan	Policy CC-3.3 Action CC-A16	Prepare Covell/Pole Line Specific Plan (new plan).	2009/2015	<b>ON HOLD</b> On hold until a development application is received.

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Plan/ Document	General Plan Policy and/or Action	General Description of Task/Notes	Adopted Schedule of Completion	Status Update
Zoning Regulations	Action CC-A1	Update the Zoning Code to ensure consistency with the 2030 General Plan	2009/2011	<b>COMPLETE</b> (2014) ongoing updates regularly occur
Design Guidelines	Action CC-A9	Prepare design guidelines and design standards	2010/2011	<b>COMPLETE</b>

Since the General Plan was adopted in 2009, implementation of the schedule above has been slowed due to several factors, including budget constraints and previous lack of developer interest following the economic recession. Although construction activity and interest in private development proposals began to increase in 2019, the 2020 COVID-19 pandemic resulted in additional delays due to staffing and budget constraints, and other consequences due to limitations on public interactions.

## Urban Services Line Review

No Community Growth Boundary lines were modified in the unincorporated County in 2021.

## Capital Improvement Plan Review

Staff has reviewed the Capital Improvement Plan for 2019-2023 and determined it to be consistent with the General Plan.

## Interagency Coordination

Staff continues its partnership with the Sacramento Area Council of Governments (SACOG), especially in the areas of grant funding opportunities for meeting regional goals related to housing and related infrastructure needs, and other matters of regional importance.

County staff continues to regularly coordinate with the cities regarding implementation of the tax sharing pass-through agreements, environmental and planning referrals for projects located within the cities, and the climate change compact. Yolo County is a member agency of the Yolo Habitat Conservancy and permittee of the adopted Yolo County Habitat Conservation Plan/Natural Communities Conservation Plan (HCP/NCCP).

## Housing Element Annual Progress Report

The following information is provided in accordance with Government Code Sections 65583 and 65584, as well as the Governor’s Office of Planning and Research (OPR) Housing Element Guidelines. The official Annual Housing Element Progress Report forms for 2021 are included as an appendix to this General Plan Annual Report.

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## Affordable Housing Units Added in 2021

In 2021, the state Housing and Community Development Department (HCD) defined the median household income for a family of four in Yolo County as \$92,500. In other words, half of the households with four people in Yolo County earned less than this amount, and half earned more in 2021. The other income categories are based on this median number, as follows:

- Extremely Low Income equals no more than 30 percent of median income
- Very Low Income equals no more than 50 percent of the median income
- Low income equals no more than 80 percent of median income
- Moderate Income equals at least 120 percent of median income

**Table 1: 2021 Income Limits for Yolo County**

Persons per Household	Extremely Low Income	Very Low Income	Low Income	Median Income	Moderate Income
1	\$19,450	\$32,400	\$51,800	\$64,750	\$77,700
2	\$22,200	\$37,000	\$59,200	\$74,000	\$88,800
3	\$25,000	\$41,650	\$66,600	\$83,250	\$99,900
4	\$27,750	\$46,250	\$74,000	\$92,500	\$111,000
5	\$30,680	\$49,950	\$79,950	\$99,900	\$119,900
6	\$35,160	\$53,650	\$85,850	\$107,300	\$128,750
7	\$39,640	\$57,350	\$91,800	\$114,700	\$137,650
8	\$44,120	\$61,050	\$97,700	\$122,100	\$146,500

Using the above affordable income criteria, HCD provides an affordability calculator to determine levels of affordability based on standard assumptions. For all units, the calculator assumes the following:

- A. Household size will exceed bedroom count by one (e.g. the household size of a two bedroom unit will be three persons).
- B. Monthly housing costs will include a utility allowance equal to the Average California Monthly Residential Utility Bill according to the U.S. Energy Information Administration

For owner-occupied units, the calculator assumes the following based on the most recent data available at the time that the calculator is updated:

- A. A 30-year Federal Housing Administration (FHA) mortgage with a down-payment of 3.5% of the sales price.
- B. The highest national average mortgage interest rate from the fiscal year prior.
- C. A private mortgage insurance premium calculated pursuant to HUD's FHA methodology
- D. A property tax rate of 1.1%.
- E. For homeowners' insurance, the Annual Average Written Premium according to the Homeowners Multi-Peril Data[iii] from the California Department of Insurance.
- F. Average annual home maintenance equal to 1% of sales price.
- G. Statewide Average Monthly Water Bill per most recent California Water Boards Drinking Water Needs Assessment.
- H. Monthly sewer costs pursuant to the average California wastewater costs in the State

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Water Resources Control Board survey.

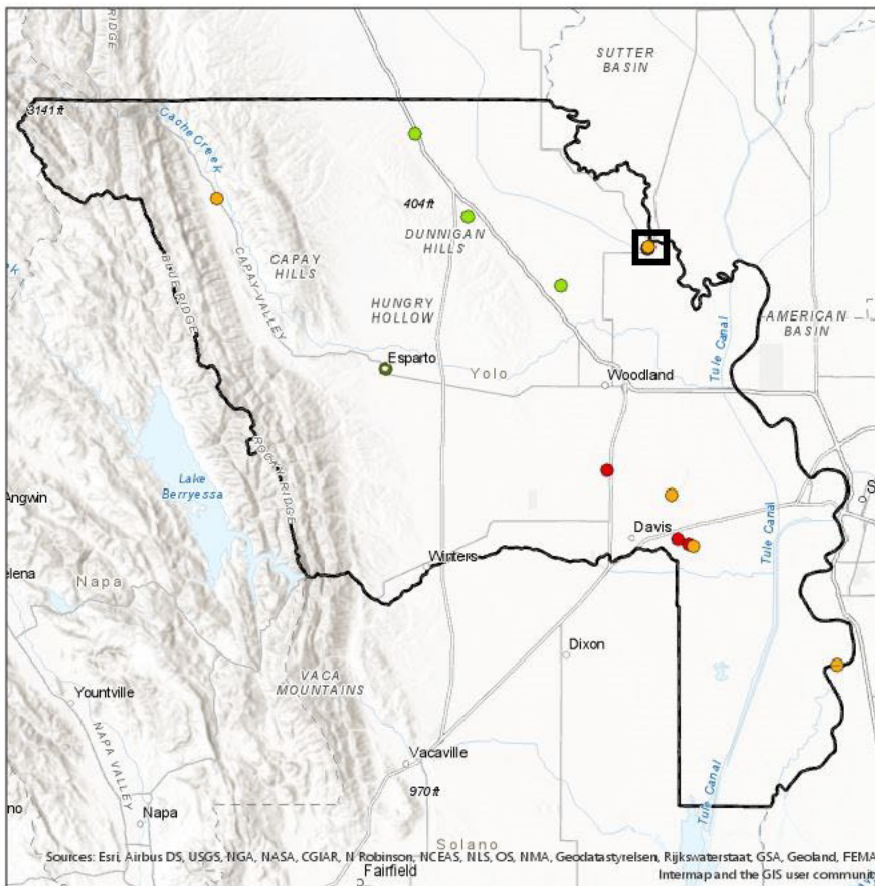
- I. Monthly trash pickup and residential garbage collection costs in the middle of the range provided by HomeAdvisor.

Based on these assumptions, the approximate rents and purchase price limits for a family of four would be as follows:

**Table 2. 2021 Affordable Housing Maximum Costs**

Income Category	Rental Price	Purchase Price
Extremely Low Income	< \$632	<\$67,000
Very Low Income	< \$1,095	\$67,000 - \$126,000
Low Income	< \$1,882	\$127,000 - \$188,000
Moderate Income		\$189,000 - \$368,000

**Figure 3. Location of 2021 Housing**



**Knights Landing**

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## Regional Housing Needs Plan

In an effort to address state-wide housing needs, the State of California requires regions to address housing issues and need based on future growth projections for the area. HCD allocates regional housing needs to regional councils of governments throughout the state. The Regional Housing Needs Plan (RHNP) for Yolo County is developed by the Sacramento Area Council of Governments (SACOG) and allocates to cities and unincorporated counties their “fair share” of the region’s projected housing needs, or the Regional Housing Needs Allocation (RHNA). This year is the end of the 5<sup>th</sup> cycle Housing Element for 2013-2021 and the start of the next cycle. The 6<sup>th</sup> cycle Housing Element for 2021-2029 RHNP was adopted this year.

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

The 5<sup>th</sup> cycle RHNP that ended in 2021 identified a total of 1,890 dwelling units as the unincorporated County’s “fair share” of the regional needs total for the period from 2013 to 2021. However, that number included 1,528 units that were expected to be developed by UC Davis which leaves 362 units allocated to unincorporated Yolo County. The table below identifies the breakdown of this number for each of the four income categories covered by the RHNP for the unincorporated County.

**Table 3: Regional Housing Needs Allocation (RHNA)**

Income Category	RHNA for UC-Davis	RHNA for remainder of unincorp. area	Total RHNA
Very Low Income	345	82	427 (22%)
Low Income	242	57	299 (16%)
Moderate Income	284	67	351 (19%)
Above Moderate Income	657	156	813 (43%)
TOTAL	1,528	362	1,890 (100%)

As noted in Yolo County’s (previously) 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. If the University did not build enough housing in the unincorporated area, this would leave the County responsible for making up the difference, adding to the 362 units originally allocated by the RHNA to the County.

With the end of the 2013-2021 RHNA cycle this year, the County did not meet the goal of 362 units excluding the UCD units. Since 2013, a total of 190 units have been constructed which includes an allocation of 62 very low and 26 low income units for a total of 88 affordable units, as well as 62 moderate and 40 above moderate income units for the 5<sup>th</sup> cycle (see Table 5).

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**Table 4: Annual New Housing Construction by Affordability**

Income Category	2013	2014	2015	2016	2017	2018	2019	2020	2021*	Total RHNA
Very Low Income	2	6	--	40	3	4	8	3	1	67
Low Income	1	3	1	4	4	0	2	10	3	28
Moderate Income	20	4	2	7	3	3	11	4	3	57
Above Moderate Income	8	10	8	3	2	12	7	11	5	66
<b>TOTAL</b>	<b>31</b>	<b>23</b>	<b>11</b>	<b>54</b>	<b>12</b>	<b>19</b>	<b>28</b>	<b>28</b>	<b>12</b>	<b>218</b>

\*Housing completed prior to July 2021

**Table 5: Comparison of Regional Housing Needs Allocation (RHNA)**

Income Category	2013-2021 RHNA specific to the unincorporated County	New Homes Constructed (2013-2021)	Difference
Very Low Income	82	67	-15
Low Income	57	28	-29
Moderate Income	67	57	-10
Above Moderate Income	156	66	-90
<b>TOTAL</b>	<b>362</b>	<b>218</b>	<b>-144</b>

It is important to note that the County did provide adequate designated land and zoning to meet the allocated housing needed for the 5<sup>th</sup> cycle. Specifically, three separate subdivisions, consisting of 320 units (including 32 low income units) received original tentative subdivision map approval in 2007 just in time for the financial crisis of 2007-2009. Although the approvals and associated development agreements for these projects have been extended in the last couple of years, the subdivisions were unable to proceed to final map and construction within the 2013-2021 RHNA period. Had the units been constructed, the County would have met all but the very low income goal.

Outside of Esparto, flood hazard zones and infrastructure constraints have hindered the development of new housing in the unincorporated area of Yolo County. Esparto, Knights Landing, and Madison are the only unincorporated communities that have public sewer and water systems, which are managed by Community Service Districts (CSDs). In addition, the Federal Emergency Management Agency (FEMA) and State’s Department of Water Resources (DWR) re-mapped the 100- and 200-year flood plains in Yolo County in June 2010. The updated maps reflect a “decertification” of the existing levees along the Sacramento River and Cache Creek, which placed a large portion of eastern Yolo County, including the communities of Clarksburg, Knights Landing, and Yolo into the flood plain. This action continues to negatively affect home construction in these communities and elsewhere in the unincorporated area.

In setting the 6<sup>th</sup> cycle RHNA numbers, the Sacramento Area Regional Council of Governments (SACOG) has recognized Yolo County’s commitment to preserving agricultural lands, as well as limitations associated with residential development, and given the County a realistic housing

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allocation. The adopted 2021-2029 Housing Element requires a total of 57 new homes with the number of homes per income category as shown on Table 4.

**Table 6: RHNA- Yolo County (2021-2029 Planning Period)**

Income Group	Unincorporated Yolo County Regional Share (units)
Extremely Low: 0-30% AMI	7
Very Low: 30-50% AMI	7
Low: 50-80% AMI	9
Moderate: 80-120% AMI	10
Above Moderate: 120% + AMI	24
<b>Total</b>	<b>57</b>

## New Home Values

As previous annual reports document, the valuation of homes that have been constructed in the unincorporated County over the last decade has remained relatively stable, with the majority of homes (67%) valued at between \$100,000 and \$500,000.

**Table 7: New Home Construction Valuations in Unincorporated Yolo County 2013 - 2021**

	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total
Under \$100,000	2	4	0	1	4	4	5	1	3	24 (10%)
\$100,000 – \$250,000	1	5	3	44*	6	2	9	14	4	88 (38%)
\$250,000 – \$500,000	20	4	3	7	0	5	10	5	12	66 (29%)
\$500,000 – \$1,000,000	8	9	4	2	2	7	4	2	5	43 (19%)
Over \$1,000,000	0	1	1	0	0	1	0	6	0	9 (4%)
<b>Total</b>	<b>31</b>	<b>23</b>	<b>11</b>	<b>54</b>	<b>12</b>	<b>19</b>	<b>28</b>	<b>28</b>	<b>24</b>	<b>230 (100%)</b>

Note: Valuations are not adjusted for inflation from year to year.

\* Includes affordable apartments in Esparto in 2016.

## Housing Element Program Implementation

State law requires the County to complete a specific review of the implementation of the programs in the Housing Element. Appendix B to this report lists each of the programs in the Housing Element and indicates the timeframe to complete the program and the County's efforts to date. As the table shows, the County continues to implement the action items in the Housing Element.

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## Removal of Governmental Constraints to Housing

In March 2009, the Board of Supervisors established an In-lieu Inclusionary Housing Fee for residential projects that meet specific criteria. These fees are administered by the County Administrator's Office. 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.

The single largest recipient of Inclusionary fee waivers, Housing Fees, HOME and CDBG funds during the 2013-2021 RHNA cycle was the Mercy Housing affordable apartment complex in Esparto. 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. This phase provided 40 additional affordable units and received 10 project-based vouchers from Yolo County Housing to assist with funding and operation of the development to provide deeper affordability.

The County has regularly granted full or partial waivers of Facility and Services Authorization (FSA) fees to qualified affordable housing projects, both within the four cities and in the unincorporated area. This can result in significant savings to project builders. Opportunities for streamlining or removing financial barriers continue to be explored. For example, efforts by staff to remove additional barriers to housing through access to funding from SACOG specific to this task have been ongoing since 2020.

The adopted (2014) and recently updated (2018 and 2020) Zoning Regulations include numerous provisions that significantly reduce zoning constraints to transitional housing, emergency shelters, group homes, and other types of affordable housing. Annual updates to the Zoning Regulations continue to meet and/or exceed state requirements for allowing additional residential opportunities, including provisions for Accessory Dwelling Units. New State laws have been passed to allow a ministerial process to split a residential lot in areas that meet the definition of an urban area and clarify and facilitate small multi-unit residential housing permitting. Amendments to the County Zoning Regulations in accordance with the new laws have been drafted for approval by the Board in early 2022.

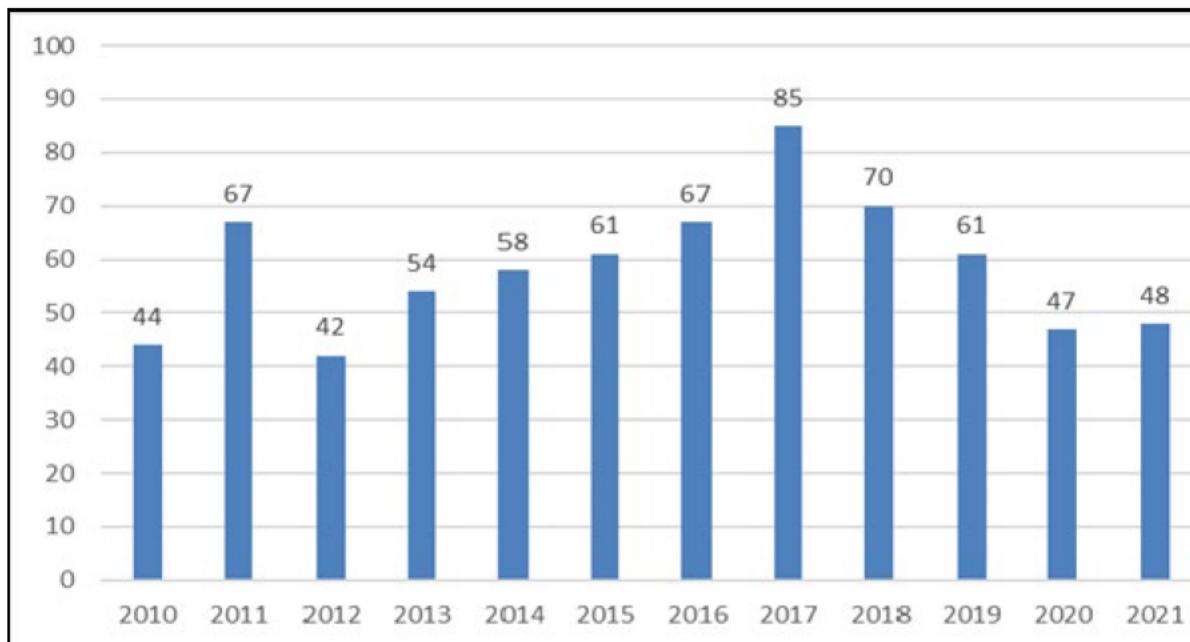
## Development Activity and Recent Permit Trends

### Planning Applications

Over the last decade, the Planning Division has taken in an average of 50 - 60 planning and zoning applications annually, although this number can vary widely. Applications include requests for Tentative Maps, Use Permits, Site Plan Reviews, Lot Line Adjustments, Rezones, and Williamson Act agreements. County-initiated projects, such as environmental reviews, Zoning Code updates and General Plan Amendments, including Community/Area Plan updates, are also handled through the Planning Division, but are not reflected in the overall number development applications submitted for review. A figure illustrating the trend in development applications since year 2010 is shown below in Figure 4.

Planning applications and projects tend to be a leading growth indicator, since it often takes several years of evaluation and approvals before most large development projects can begin construction. In 2010, when the real estate market began to slowly recover from the Great Recession, there was an upward trend in the number of planning applications, which peaked in 2017. A slight decline in development application reviews has been steady since 2018, with a significant decline in 2020 likely due to the COVID-19 pandemic.

**Figure 4: Total Planning Applications for Yolo County 2010 - 2021**



There is typically a lag in time between the time when a planning application is approved and the issuance of a building permit. During this time, agreements are approved, land or leases are purchased, financing is secured, and engineered construction plans are prepared. As a result, the peak in planning applications from previous years is generally reflected in the number of building permits issued several years later.

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## Building Permits

As shown in the graph below, and described in previous annual reports, there has been a wide variation in the number of building permits issued each year. Although the number of building permits generally peaked in 2017, permits issued from 2018 to 2021 have remained fairly steady, between 800 and 1,000 permits each year. There was a decrease in 2020 with the start of the pandemic, but 2021 showed some recovery.

**Figure 5: Total Building Permits Issued by Yolo County 2010 - 2021**

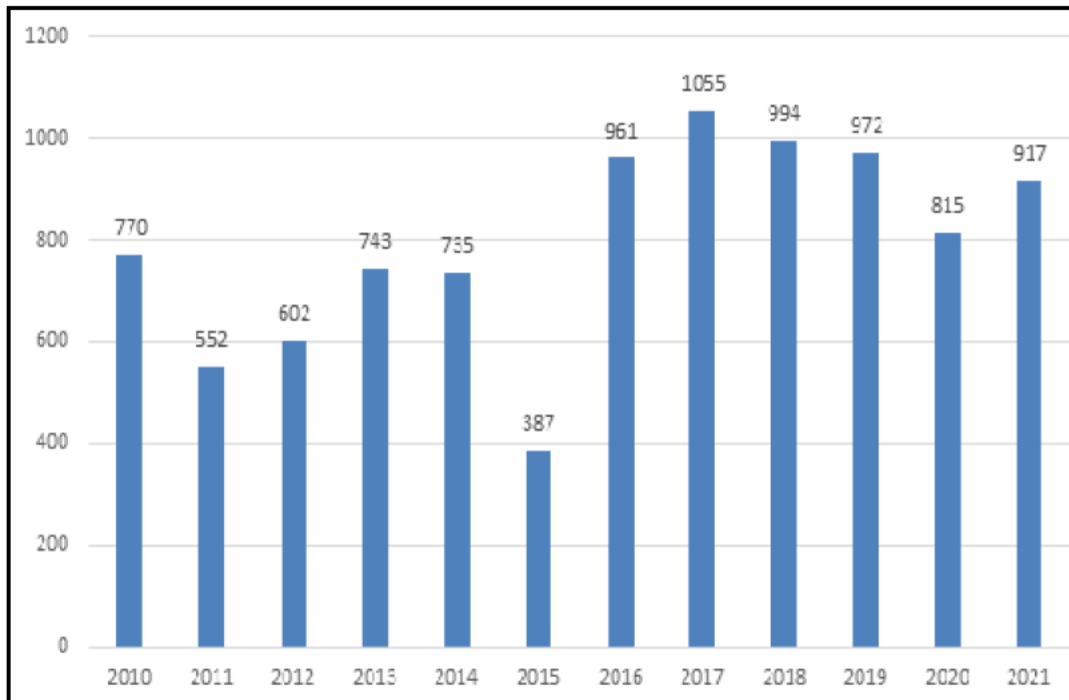
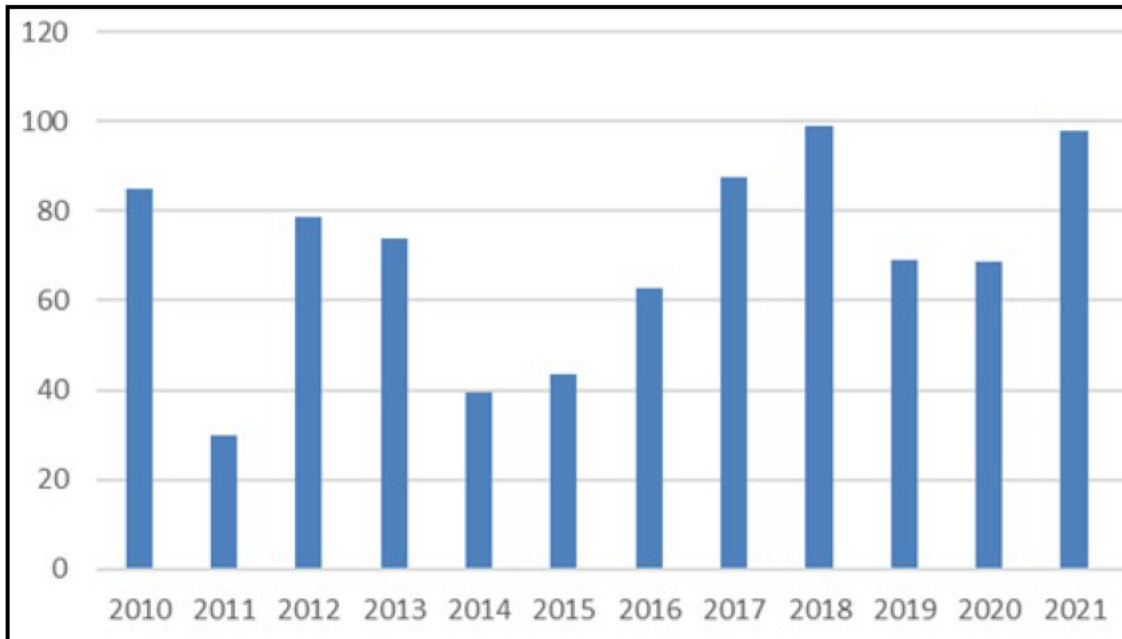


Figure 6, below, provides an overview of building permit valuation within the last decade. Previous annual reports provide an ongoing summary of changes during the last several years and are available as reference documents.

Building permit valuations rebounded in 2021 back to 2018 values after dropping down to \$68 million in 2020. The County had a number of high-value projects including the \$28 million Leinberger Detention Facility, approximately \$7 million in improvements to facilitate composting at the County Central Landfill, and \$3 million for the Yolo Library. Other notable 2021 permitted projects included the Capay Valley Health and Community Center at an estimated value of \$18 million, the \$3 million Putah Creek Solar Farms expansion, and a couple of agricultural processing facilities over \$1 million.

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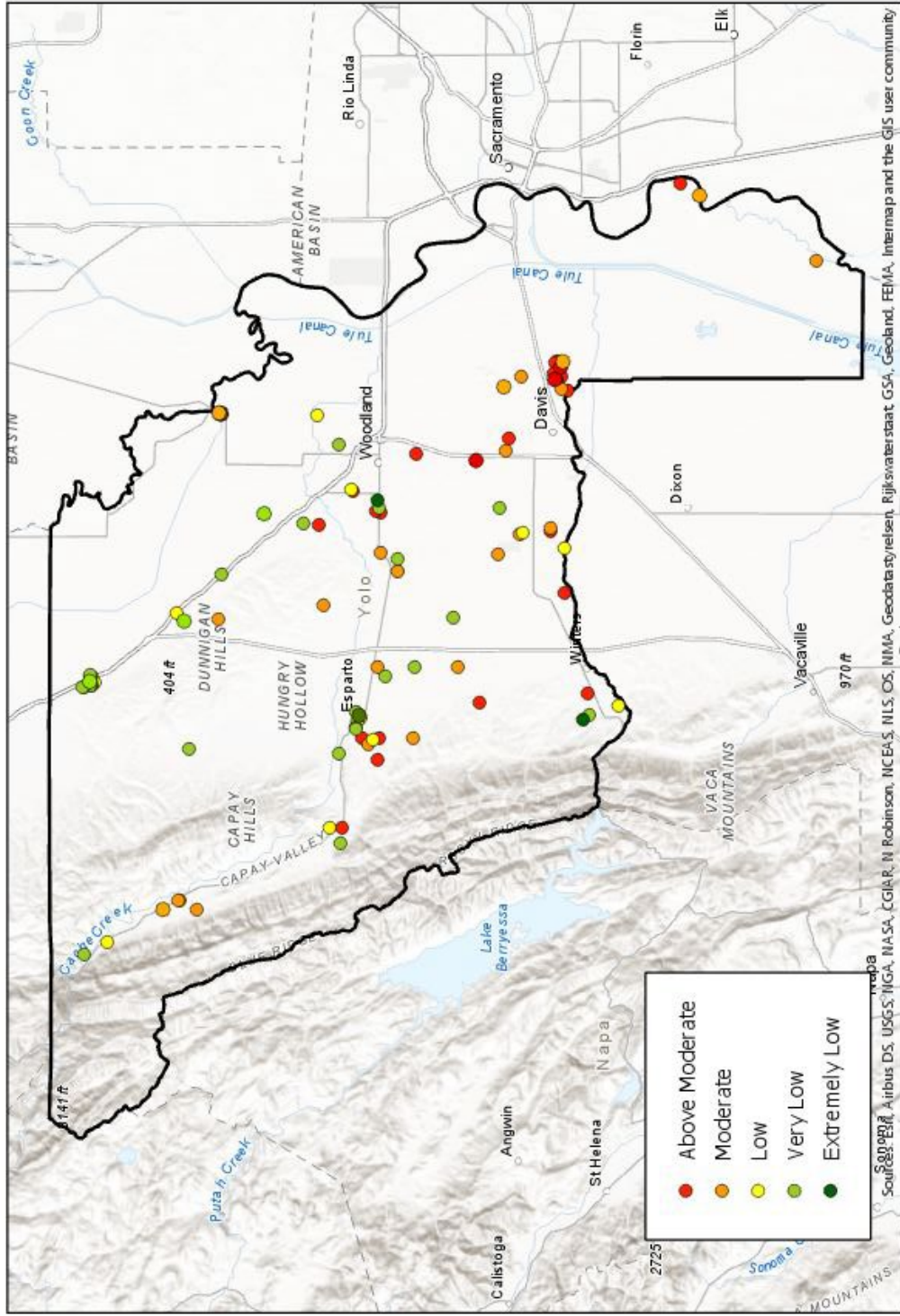
Figure 6: Total Building Permit Valuation for Yolo County (in \$ millions) 2010 - 2021



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APPENDIX A. FIFTH CYCLE RHNA HOUSING LOCATION MAP

5th Cycle RHNA Homes by Affordability (2015-2021)



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## APPENDIX B. CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DATA TABLES



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**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
Current APN	Street Address	Project Name <sup>+</sup>	7							Building Permits Date Issued	# of Units Issued Building Permits
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income		
			0	2	0	4	0	13	3		22
42120009	43605 CR 29 Davis									9/16/2009	0
60200030	16400 S JW Hambleton									2/18/2020	0
44130005	53442 Sou h River Rd									6/2/2020	0
68241006	27336 Par Cir									2/24/2020	0
49343009	26917 Plainfield St										0
49343009	26917 Plainfield St									6/29/2020	0
56381015	42017 Bessie Dyer Ct	White Subdivision								1/7/2020	0
56381009	9727 Reed St	White Subdivision								2/9/2020	0
#####	42033 Bessie Dyer Ct	White Subdivision								1/7/2020	0
56381014	42025 Bessie Dyer Ct	White Subdivision								1/7/2020	0
56381006	9703 Reed St	White Subdivision								2/9/2020	0
41100012	23006 Myrtle Lane									10/1/2020	0
33110024	27376 Eagle View Ct									10/29/2020	0
49304006	17055 Grafton St									12/17/2020	0
56381007	9711 Reed St	White Subdivision								2/9/2021	0
56381008	9719 Reed St	White Subdivision								2/9/2021	0
56381024	9644 Reed St	White Subdivision								2/25/2021	0
56381025	9636 Reed St	White Subdivision								4/7/2021	0
68130002	27077 Mace	Villas at El Macero								7/12/2021	0
51183017	3053 CR 88B									6/1/2020	0
55240001	12042 CR 97									10/26/2020	0
54020024	7970 CR 91B									11/24/2021	0
											0
68111001	44024 El Macero Dr							1		11/16/2021	1
51110020	2514 CR 99W			1						9/15/2021	1
49150052	25401 CR19H							1		4/6/2021	1
60200056	15650 CR 45								1	10/1/2021	1
68140020	44101 Greenview Dr								1	4/2/2021	1
49374007	17156 Antelope St					2				11/3/2021	2
49150052	25405 CR 19H					2				8/9/2021	2
69230037	3103 Elderberry Pl								1	4/6/2021	1
25191069	34841 CR22							1		6/11/2021	1









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APPENDIX C. HOUSING ELEMENT PROGRAM IMPLEMENTATION TABLE

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## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction		Yolo County - Unincorporated	
Reporting Year		2021	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
A1	<p>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</p>	Annually	Completed annually
A2	<p>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 RHN, 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.</p> <p>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</p>	Annual maintenance of Table IV-3 and Figure IV-1A through IV-G 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.	Completed annually
A3	<p>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 five 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).</p> <p>Further, any lower income tenants shall be provided relocation assistance as required by Government Code Section 66300.</p>	Ongoing	In Progress

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A4	<p>County shall require each community plan update or new specific plan to</p> <ul style="list-style-type: none"> <li>•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)</li> <li>•Adopt standards to require a range of housing unit sizes and to accommodate rental units that include both studios and units with more than three bedrooms. (Implements Policy HO-1.1)</li> <li>•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)</li> </ul> <p>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</p>	As part of the update process for each Community Plan Update and as part of the preparation of any new Specific Plan	Commencing for Dunnigan Plan
A5	<p>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 (e.g., a minimum of 55 years) or in perpetuity affordability agreements. (Policy HO-1.1, Policy HO-1.2, Policy HO-1.4)</p>	Ongoing	Ongoing
A6	<p>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)</p>	Ongoing	In Progress
A7	<p>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.</p>	Inclue in Zoning Update that is underway	Partially completed

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A8	<p>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. 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.</p>	Ongoing	2021 reviewed
A9	<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>	Annually	Ongoing
A10	<p>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. (Policy HO-1.7)</p>	Ongoing	Ongoing
A11	<p>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</p>	Annually	The County continues to work with Yolo County Housing pursue affordable housing
A12	<p>Support the provision, maintenance, and rehabilitation of housing that meets lower income and special housing needs. Support proposals for lower income housing, including extremely low income and special needs housing .</p>	Annually	Ongoing
A13	<p>Work 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. Encourage nonprofit service providers to refer eligible clients, especially those with extremely low incomes, to the Housing Choice Voucher program for assistance. (Policy HO-1.6, Policy HO-3.1)</p>	Ongoing	Ongoing coordination with Housing Authority

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A14	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)	2022 outreach	In progress
A15	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)	Annually	Ongoing
A16	Assist low and moderate-income households in obtaining affordable housing, through: <ul style="list-style-type: none"> <li>• Identifying available resources, including affordable housing developments, Housing Choice Vouchers, First-time Home Buyer program, available for lower and moderate income households;</li> <li>• Coordinating with no profit organizations serving low-income families, special assistance programs and low-income housing advocacy groups to ensure that the information reflects their available resources.</li> <li>• Providing this information at County libraries and other community-serving locations and post and maintain this information on the County website. (Policy HO-2.2)</li> </ul>	Ongoing	Ongoing
A17	Review effectiveness of the Regional Council of Rural Counties in assisting County homebuyers with Mortgage Credit Certificates. Continue to maintain a joint powers agreement with the Regional Council of Rural Counties 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.	Ongoing	CAOs office responsibility
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)	Following adoption of the element	In Progress

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A19	<p>Continue to evaluate potential public infrastructure improvement projects, including water and sewer infrastructure, and flood hazard risk mitigation projects to identify opportunities to reduce constraints to residential development, including multifamily and affordable housing in the County's communities that are served by community water and sewer (Esparto, Madison, and Knights Landing).</p> <p>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)</p>	2023-2025	In progress
A20	<p>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)</p>	2023	Position not currently funded.
A21	<p>Establish an amnesty program for illegal accessory dwelling units that provides a grace period and streamlined process for owners to bring them into compliance, consistent with the requirements of State law. Advertise the program in unincorporated areas to encourage the provision of additional legal ADUs. (Policy HO-3.2)</p>	Dec-21	Completed
A22	<p>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)</p>	Ongoing	Ongoing
A23	<p>Encourage the maintenance, rehabilitation, and revitalization of housing and communities.</p>	Dec-22	Pending

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A24	<p>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>	Ongoing	Ongoing
A25	<p>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), 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) 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)</p>	Ongoing	Ongoing
A26	<p>Prior to the seventh 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)</p>	Before 2029	Pending
A27	<p>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.</p>	Biennially	Pending

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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. Update the County Inclusionary Housing Ordinance to account for changes in the law, the housing market, and housing prices. (Policy HO-1.10)	2021-2022	In Progress
A29	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.	2023	Pending
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.	2023	Pending
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.	2022	Pending
A32	Implement strategies from the Yolo County 2020 – 2025 Strategic Plan to address broadband equity issues impeding access to opportunities for the unincorporated residents:	2024	Pending
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.	End of 2022	Pending
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.	2023-2025	Pending