

Ad Hoc Creation: Affordable Housing Solutions

**Prioritizing Farmworker Housing,
Health, and Community Integration**

Department of Community Services
Yolo County Board of Supervisors
May 20, 2025



Identifying Goals and Priority Areas

Goals:

- ▶ Improve living conditions for farmworkers and low-income populations
- ▶ Support public health and economic stability
- ▶ Enable long-term community integration and sustainable development
- ▶ Leverage public/private partnerships and funding sources

Targeted Priorities:

- ▶ Zoning and Land Use
- ▶ Wastewater and Infrastructure
- ▶ Affordable Ownership and Rental Models
- ▶ Public Health and Fair Housing
- ▶ Economic Stability
- ▶ Community Integration and Policy Support



Zoning and Land Use Solutions

Policy and Permitting

Short-Term

- Additional ancillary dwellings allowed on ag land with Minor Use Permit
- Requires discretionary review and possible mitigation for habitat loss

Long-Term

- Incentivize deed-restricted affordable rentals
- Waive use permit for additional ancillary housing on ag land
- Streamline permitting
 - Reduce ag mitigation for discretionary developments with dedicated housing

Community Integration

Partnerships and Land Development

Capay Valley:

- ▶ Add Agricultural District Overlay to address rural housing needs (**long-term**)
 - ▶ Requires General Plan Amendment to update Capay Valley Area Plan

Esparto and Knights Landing:

- ▶ Meet with developers to unblock stalled subdivisions (**short-term**)

- ▶ Yolo County Housing and Yocha Dehe for Esparto
- ▶ Negotiate housing in tax-share agreements (e.g., Village Farms, Davis)
- ▶ Partner with cities to improve substandard housing and increase supply of low/very low-income rentals and for-sale homes
- ▶ Leverage CDBG, PLHA, and USDA Rural Dev. funds
- ▶ Repurpose surplus County lands (e.g., 5th and Oak)
- ▶ Partner with Habitat for Humanity

► Strategies:

- Expand and rehabilitate mobile home parks (e.g., Dunnigan Mobile Home Park)
- Support self-help ownership projects
- Explore community land trust models

Benefits:

- Homeownership opportunities
- Long-term stability
- Community equity building



Affordable Ownership and Rental Options



Resources and Staffing

- ▶ Propose limited-term position or “Housing Czar”
- ▶ Focus Areas:
 - ▶ Coordinate across agencies
 - ▶ Facilitate outreach, permitting, and policy implementation

Summary of Outcomes

- ▶ Improved farmworker living conditions
- ▶ New housing options (ownership and rental)
- ▶ Enhanced public health and compliance with housing law
- ▶ Stronger local economies and integrated communities

Staff Recommendation

- ▶ Receive staff update
- ▶ Create a new ad hoc subcommittee to address solutions for meeting affordable housing needs that include farmworker families
 - ▶ Convene a meeting with the subcommittee to set goals and prioritize strategies
- ▶ Consider a limited-term position