

2013-2021
HOUSING ELEMENT UPDATE



City of Winters
318 First Street
Winters, CA 95694

October 2013

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I. INTRODUCTION

PURPOSE

The State of California (State) requires all local jurisdictions to plan to provide housing for every segment of the local population. Each jurisdiction has a responsibility to institute policies and programs designed to encourage the provision of housing that is affordable to its citizens. As stated in Government Code 65580 (d):

Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.

To meet this affordable housing planning requirement, every jurisdiction prepares a Housing Element section of its General Plan. The Housing Element is just one of seven mandated General Plan elements.

The City of Winters' (City's) prior Housing Element was prepared by Parsons in December 2004, reviewed by the State Department of Housing and Community Development (HCD) in March of 2005 and found in compliance with State law. Economic & Planning Systems, Inc., (EPS) was retained by the City to prepare this 2008 update. Some of the information from the 2004 update has been carried forward into this Housing Element as the information did not require revision.

State law requires that Housing Elements be periodically reviewed and updated. As with all incorporated jurisdictions within the Sacramento Area Council of Governments' (SACOG's) jurisdiction, this Housing Element Update is required to cover the planning period which began January 1, 2013, and ends October 21, 2021, (Planning Period). The City's prior Housing Element reported accomplishments through 2007. This Housing Element reports the City's accomplishments from 2008 through 2013.

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The Housing Element of the General Plan is a comprehensive statement by the City of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The policies contained in this Housing Element are an expression of the statewide housing goal of "attaining decent housing and a suitable living environment for every California family," as well as a reflection of the unique concerns of the community. The purpose of the Housing Element is to establish specific goals, policies, and objectives relative to the provision of housing, and to adopt an action plan toward this end. In addition, the Housing Element identifies and analyzes housing needs, and resources and constraints to meeting those needs.

This Housing Element is based on seven strategic goals:

1. To designate adequate land for a balanced range of housing types and densities for all economic segments of the community;
2. To encourage the maintenance, improvement, and rehabilitation of the City's existing housing stock and residential neighborhoods;
3. To encourage energy efficiency in both new and existing housing;

4. To promote the production and construction of affordable housing;
5. To ensure the provision of adequate services to support existing and future residential development;
6. To promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of race, creed, color, religion, sex, marital status, ancestry, national origin, disability, age, or sexual orientation; and
7. To preserve existing affordable housing.

In accordance with State law, the Housing Element is to be consistent and compatible with other General Plan elements. In addition, Housing Elements are to provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government Code Sections 65580 through 65589) mandates the contents of the Housing Element. By law, the Element must contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;
- A statement of the community's goals, quantified objectives, and policies relevant to the maintenance, improvement and development of housing; and
- A program that sets forth a schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element during the Planning Period.

The housing program must also identify adequate residential sites available for a variety of housing types for all income levels; assist in developing adequate housing to meet the needs of low- and moderate-income households; address governmental constraints to housing maintenance, improvement, and development; conserve and improve the condition of the existing affordable housing stock; and promote housing opportunities for all persons.

This Housing Element is supported by the 2008 Housing Needs Assessment which provides the data and analysis required by State Housing Element law.

Although, by nature of the State mandate, the Housing Element tends to focus on the affordability and availability of housing for extremely low-, low- and moderate-income households and families, the Housing Element must also address the housing needs and related policy issues for the entire community, and be consistent with the adopted policies of the rest of the General Plan. For these reasons, the focus of the updated Element will be on policies and programs that can balance the desire of residents to maintain the character of residential neighborhoods, manage traffic, and minimize visual and other impacts of new development, while addressing the needs of extremely low-, low- and moderate-income households and special needs groups (such as seniors and individuals with disabilities). This balance will require the City to examine strategies to accommodate higher density housing, mixed use projects in commercial zones, infill developments, and second units without sacrificing other legitimate community goals.

II. EVALUATION OF PREVIOUS HOUSING ELEMENT

Accomplishments under the 2008 Housing Element are evaluated in this chapter in order to determine the effectiveness of the previous housing element, the City's progress in implementing the 2008 Housing Element, and the appropriateness of the housing goals, objectives, and policies.

Review of the Previous Housing Element

The 2008 Housing Element program strategy focused on achieving an adequate supply of safe, decent housing for all residents of Winters through maintaining and preserving the existing housing stock, preserving the character of Winters' residential neighborhoods, meeting the City's regional housing needs allocations; and providing additional affordable housing. The 2008 Housing Element identified the following goals:

- Goal II.A** **To designate adequate land for a balanced range of housing types and densities for all economic segments of the community.**
- Goal II.B** **To encourage the maintenance, improvement, and rehabilitation of the City's existing housing stock and residential neighborhoods.**
- Goal II.C** **To encourage energy efficiency in both new and existing housing.**
- Goal II.D** **To ensure the provision of adequate services to support existing and future residential development**
- Goal II.E** **To promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of race, creed, color, national origin, religion, sex, marital status, disabilities, sexual orientation or age.**
- Goal II.F** **Conserve existing affordable housing.**

The 2008 Housing Element included policies and programs to achieve the identified goals. Table 2 analyzes each implementation program provided in the 2008 Housing Element, describing the results of the program and recommending whether each policy or implementation program should be kept, modified, or removed in this update to the Housing Element.

Effectiveness of the Previous Housing Element

The 2008 Housing Element resulted in significant changes to the City's Land Use Code and adoption of an Affordable Housing Program that resulted in the development of very low, low, moderate, and above moderate income housing. Overall, the 2008 Housing Element was very effective in facilitating development of affordable housing and providing a framework to ensure that the City has a safe and decent supply of housing affordable to a range of household income levels.

The 2008 Housing Element addressed the City's housing needs for 2006 through 2013. Table 1 summarizes housing units produced during the RHNA period covered by the 2008 Housing Element.

**Table 1
2006-2013 Regional Housing Needs Allocation Accomplishments**

| | Very Low | Low | Moderate | Above Moderate | TOTAL |
|--------------------------|----------|-----|----------|----------------|-------|
| 2008-2013 RHNA | 96 | 64 | 68 | 175 | 403 |
| Units Constructed | 72 | 35 | 1 | 5 | 113 |
| Remaining | 24 | 29 | 67 | 170 | 290 |

Appropriateness of Housing Element

The overarching goals and policies of the 2008 Housing Element continue to be appropriate and will be generally kept in the Housing Plan, with modifications to streamline or clarify objectives where appropriate. As discussed in Table 1-2, many housing programs continue to be appropriate and the intent of these programs will be kept in the Housing Element and revised to address identified specific housing needs, constraints, or other concerns identified as part of this update.

The policies and programs of the 2008 Housing Element that were developed to modify the City's former Zoning Code have been implemented and will be removed from the Housing Element as they are no longer necessary. The City has experienced a reduction in staffing and budget since the 2008 Housing Element, so programs that are not feasible to implement due to staff or funding constraints will be removed.

This update to the Housing Element will revise existing programs and include new programs, where appropriate, to ensure that the City's priorities are addressed, that requirements of State law are addressed, and that constraints to housing are removed, to the extent feasible. See the Housing Plan for the goals, policies, and programs of this Housing Element.

**Table 2:
Housing Element – Program Evaluation Matrix**

| | Program | Evaluation | Recommendation |
|------|---|---|---|
| II.1 | <p>The City shall maintain the Affordable Housing Steering Committee (AHSC) to review housing projects subject to the City's Ordinance 94-10 as well as any affordable housing development seeking City financial support either directly or via City-sponsored applications for subsidies. The City shall encourage project applicants to receive concurrent reviews by the AHSC and the Development Review Committee (DRC). The AHSC shall also advise the City Council, Planning Commission, and Community Development Agency (CDA/redevelopment) on housing policy, City incentives to encourage the production of affordable housing units above the minimum inclusionary housing requirements, housing policy implementation, and the allocation of the CDA's Tax Increment Housing Set-Aside Funds. The AHSC does not have the power to alter project review, design review, or development standards.</p> | <p>AHSC and DRC are active. AHSC involved in numerous discussions throughout the 2008-2013 Housing Element.</p> <p>Orchard Village: In 2011, the 74 unit multi-family rental project was completed and fully leased up, with 73 units affordably restricted. The AHSC had significant input on the affordable housing component of the project and as a result of those discussions; the developer increased the number of family units in the project by 10 units over the original developer proposal. The AHSC recommended the City/CDA provide financial support to the project; with redevelopment agency housing bond proceeds provided as local financial support to the project. The primary funding for the project was the 9% Tax Credit program.</p> <p>Almondwood Apartments: In 2012, the acquisition and rehabilitation of the 39 unit multi-family rental project was completed and new affordability covenants were recorded. The apartment complex was constructed in 1983 under the Section 515 U.S. Department of Agriculture loan program and was at risk of converting to a market-rate facility due to expiring use restrictions. The AHSC recommended the City/CDA provide financial support to the project, with Housing Rehabilitation RLF funding provided as a loan as local financial support to the project.</p> <p>Inclusionary Housing Ordinance Revision: The AHSC reviewed the proposed changes to the City's Inclusionary Housing Ordinance and recommended modifications to the ordinance, with said changes ultimately accepted and adopted</p> | <p>This program has been effective and will be kept in the Housing Element.</p> |

**Table 2:
Housing Element – Program Evaluation Matrix**

| Program | Evaluation | Recommendation |
|--|---|---|
| <p>II.2 The City shall continue to implement Ordinance 94-10 (aka Inclusionary Ordinance) that requires at least 15 percent of all new units developed within the City be affordable to very low-, low-, or moderate-income households. Development of the affordable units on-site will normally be preferred. When this is found to be infeasible or inappropriate, the City may allow off-site development of the affordable units, accept in-lieu contributions of cash or land, or may approve a combination of these and other methods. The City shall provide regulatory and financial incentives geared to the financial need of each project, which may include these:</p> <ol style="list-style-type: none"> <li data-bbox="326 422 776 1003">1. The appropriate density bonus for projects meeting requirements of the Density Bonus | <p>by the City Council (see II.2)</p> <p>In 2013, the AHSC reviewed and has recommended an Affordable Housing Plan (AHP) presented by Winters Investors, the owners of the Hudson/Ogando and Callahan Estates residential housing projects. The AHP proposed the payment of an in-lieu fee for the 12 very-low and the 10 low income units that are the inclusionary requirement of the projects. The proposal is intended to provide additional local leverage to an affordable multi-family project under discussion for a portion of the Grant Avenue Commercial property, and at the same time, provide impetus to the start of construction for these residential projects, which have been stalled by the 2008 fall out in the housing market.</p> <p>City continued implementation of Ordinance 94-10 (aka Inclusionary Ordinance). The City modified Ordinance 94-10, with the January 5, 2010 adoption of Ordinance 2009-18 to encourage small project in-fill development in the Redevelopment Project Area.</p> <p>Achievements: See above</p> | <p>The program will be kept in the Housing Element and will be updated to reference the modifications that occurred during the planning period.</p> |

**Table 2:
Housing Element – Program Evaluation Matrix**

| Program | Evaluation | Recommendation |
|--|--|---|
| <p>Ordinance 97-02 (as revised per Implementation Program II-3).</p> <p>2. Providing financial assistance as funds are available and by connecting buyers with resources such as Mortgage Credit Certificates.</p> <p>3. Assistance in accessing State or federal funding by lending support to such requests, priority permit processing for entitlements necessary to increase the competitiveness of a funding request, and providing documentation of housing needs that would increase the competitiveness of a funding request.</p> <p>4. Modified development standards, such as for parking, setbacks, on- or off-site improvements, street improvement standards, and less stringent site plan (design review) requirements under the City's Planned Development Process.</p> | <p>City revised the Zoning Ordinance to comply with State law requirements for a density bonus, adopting Ordinance 2012-09 on January 15, 2013. City consults with Yolo Housing, CHOC (Sterling Asset Management), and Cambridge Property Management and executed a contract with NeighborWorks Sacramento for contract services.</p> <p>Achievements: Adoption of Ordinance 2012-09</p> | <p>This program will be deleted as it has been implemented and the Zoning Ordinance has been revised accordingly.</p> |
| <p>II.3 The City shall revise the Zoning Ordinance to meet current State law requirements for a density bonus. Recent amendments to Government Code Sections 15915-65918 need to be incorporated into the City's Zoning Ordinance section regarding allowable density bonuses.</p> <p>Incentives the City will consider in conjunction with density bonuses for low-income housing</p> | <p>City revised the Zoning Ordinance to comply with State law requirements for a density bonus, adopting Ordinance 2012-09 on January 15, 2013. City consults with Yolo Housing, CHOC (Sterling Asset Management), and Cambridge Property Management and executed a contract with NeighborWorks Sacramento for contract services.</p> <p>Achievements: Adoption of Ordinance 2012-09</p> | <p>This program will be deleted as it has been implemented and the Zoning Ordinance has been revised accordingly.</p> |

**Table 2:
Housing Element – Program Evaluation Matrix**

| Program | Evaluation | Recommendation |
|--|-------------------------------|----------------|
| <p>include these:</p> <ol style="list-style-type: none"> 1. Zoning and development regulatory incentives. 2. Financial incentives. 3. Waiver or modification of development standards. <p>The City will advertise the above incentives to developers or other interested parties through published information available at the Community Development Department's counter, in the general development application packet, and on the local community access television channel.</p> <p>As part of the City's overall strategy to administer its affordable housing programs which includes the City Ordinance 94-10 discussed above (Implementation Program II.2), the City shall consult with Yolo County Housing, Mercy Housing, or the Community Housing Opportunities Corporation (CHOC) to develop procedures and guidelines for establishing income eligibility, rent restrictions, and resale controls for the "reserved" units and for maintaining the "reserved" units as affordable units for the minimum specified period of time. Rent, resale, and occupancy restrictions shall be recorded as deed restrictions against the assisted residential</p> | <p>Neighborworks contract</p> | |

**Table 2:
Housing Element – Program Evaluation Matrix**

| Program | Evaluation | Recommendation |
|--|--|---|
| <p>property. Based on consultation with the Yolo County Housing, Mercy, or CHOC the City shall determine whether monitoring for compliance with affordability requirements shall be contracted to one of the three housing organizations or performed by the City.</p> | | |
| <p>II.4 The City will revise its Zoning Ordinance with regard to secondary dwelling units to bring it current with State Law. Through the Zoning Ordinance, the City shall continue to allow secondary dwelling units in residential zones subject to criteria concerning floor area, relationship to principal residence, required parking, and other features. Development of secondary residential units shall be encouraged through flexible application of the City's development standards. The City will market this program through an informational brochure distributed annually to single-family property owners. The brochure will also be made available in the following ways:</p> | <p>City revised the Zoning Ordinance with regard to secondary dwelling units to bring current with State Law, adopting Ordinance 2011-10 on December 6, 2011.</p> <p>Achievements: See above</p> | <p>This program will be deleted as it has been implemented and the Zoning Ordinance has been revised accordingly.</p> |
| <ol style="list-style-type: none"> 1. Posted at City Hall, library, senior center, and other public locations. 2. Included annually in utility bill mailings. <p>To encourage homeowners to create second units with affordable rents for extremely low-, very low- and low-income households, the City shall waive the City impact fees in exchange for deed restrictions limiting rents and occupancy</p> | | |

**Table 2:
Housing Element – Program Evaluation Matrix**

| | Program | Evaluation | Recommendation |
|-------------|---|---|---|
| | <p>to very low- or low-income households for a minimum of 55 years. If Redevelopment funds are not used, the affordability restriction shall be for a period of not fewer than 30 years.</p> | | |
| <p>II.5</p> | <p>The City shall continue to permit manufactured homes on permanent foundations in all zones that permit single-family homes according to the same development standards as site-built homes. The Zoning Ordinance will be revised to specifically mention manufactured and factory-built housing, adopting Ordinance 2011-09 on December 6, 2011.</p> <p>Achievements: Adoption of Ordinance 2011-09</p> | <p>City continues to permit manufactured homes on permanent foundations in all zones that permit single family homes according to the same development standards as site-built homes. The Zoning Ordinance was revised to specifically mention manufactured and factory-built housing, adopting Ordinance 2011-09 on December 6, 2011.</p> <p>Achievements: Adoption of Ordinance 2011-09</p> | <p>The first portion of this program will be kept in the Housing Element. The second component will be deleted as it has been implemented and the Zoning Ordinance revised accordingly.</p> |
| <p>II.6</p> | <p>The City shall continue to allow for the development of duplexes on corner lots as a permitted use within the single-family zoning designation (R-1 and R-2 zones). The City will promote the construction of duplexes, including duplexes affordable to very low- or low-income households, through the following actions:</p> <ol style="list-style-type: none"> 1. The City will encourage homebuilders to construct duplexes on corner lots as part of pre-application conferences. 2. The City will provide financial assistance for the construction of affordable duplexes if Redevelopment Housing Set-aside Funds are | <p>City continues to allow and support development of duplexes on corner lots; however, no significant housing activity during this Housing Element.</p> <p>Achievements: See above</p> | <p>This program continues to be appropriate and will be kept in the Housing Element.</p> |

**Table 2:
Housing Element – Program Evaluation Matrix**

| Program | Evaluation | Recommendation |
|---|--|---|
| <p>available at the time of application.</p> <p>3. The City will provide documentation necessary to support applications for State or federal financial assistance for affordable duplexes.</p> <p>4. The City will offer reduced or deferred fees for affordable duplexes. For larger projects, the City will negotiate alternative development standards, such as flexible yard and setback requirements through its planned development process.</p> | <p>City revised the Zoning Ordinance to permit year round emergency shelters in R-3, R-4, C-2, and PQP zones as a permitted use without the requirement for a conditional use permit, adopting Ordinance 2011-08 on December 6, 2011.</p> <p>Achievements: Adoption of Ordinance 2011-08</p> | <p>This program will be deleted as it has been implemented and the Zoning Ordinance has been revised accordingly.</p> |
| <p>II.7 The City shall revise the Zoning Ordinance to permit year round emergency shelters in R-3, R-4, C-2, and PQP zones as a permitted use without the requirement for a conditional use permit. Emergency shelters will be subject to the same development and management standards as other permitted uses in zones R-3, R-4, C-3, and PQP, as summarized in the Constraints chapter of the Housing Element. In addition, the City will develop written, objective standards for emergency shelters to regulate the following, as permitted under Chapter 633, Statutes of 2007 (SB 2):</p> <ul style="list-style-type: none"> • The maximum number of beds/persons permitted to be served nightly; • Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone; | | |

**Table 2:
Housing Element – Program Evaluation Matrix**

| Program | Evaluation | Recommendation |
|--|---|---|
| <ul style="list-style-type: none"> • The size/location of exterior and interior onsite waiting and client intake areas; • The provision of onsite management; • The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart; • The length of stay; • Lighting; <p>Security during hours that the emergency shelter is in operation.</p> | | |
| <p>II.8 The City shall encourage development in the upper one-quarter of the density range in the Medium High-Density Residential designation and require it in the upper one-quarter of the density range in the High-Density Residential designation.</p> <p>According to the Winters Municipal Code Chapter 17.60 (Residential Densities and Standards), the residential density range for the corollary zoning district of Medium High Density Residential designation is 6.1 to 10.0 units per acre. The residential density range for the corollary zoning district of the High Density Residential designation is 10.1 to 20.0 units per acre. The upper one-quarter of the density range in the Medium High Density Residential designation is 9.025 to 10.0 while 17.525 to</p> | <p>City continues to encourage development in the upper one-quarter of the density range in the Medium High-Density Residential; however no development occurred in land so zoned during the Housing Element period. City continues to require it in the High-Density Residential designation, including the 74 unit Orchard Village multi-family project.</p> <p>Achievements: See above</p> | <p>This program has been effective and will be kept in the Housing Element.</p> |

**Table 2:
Housing Element – Program Evaluation Matrix**

| Program | Evaluation | Recommendation |
|--|--|---|
| <p>20.0 is the upper one-quarter of the density range in the High Density Residential designation.</p> <p>When a project is proposed in the upper one-quarter of the density range in the Medium High-Density Residential or High-Density Residential designations, the City shall not reduce the project density below 75 percent of the density range, unless there are specific site constraints that make such density infeasible or undesirable. A narrowly-defined exception is in the case of affordable rental housing where a reduction in the overall number of units results in the increase in the number of larger, family units. For affordable multifamily projects proposed in the upper one-quarter of the density range, the City shall provide non-financial incentives (such as reductions in street standards, setback requirements, and parking standards) and shall consider the provision of financial incentives where a financing gap can be demonstrated.</p> | | |
| <p>II.9 The City shall continue to pursue available and appropriate State and Federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households. The City will market housing opportunities and assist developers with the construction of affordable</p> | <p>City provided financial assistance to the new construction multi-family project known as Orchard Village (74 units) and the at-risk multifamily complex known as Almondwood (39 units).</p> <p>Achievements: Orchard Village Apartments</p> | <p>This program has been effective and will be kept in the Housing Element.</p> |

**Table 2:
Housing Element – Program Evaluation Matrix**

| Program | Evaluation | Recommendation |
|--|------------------------------|----------------|
| <p>housing through the following actions:</p> <ul style="list-style-type: none"> • The City will consider on a case by case basis, the provision of financial assistance for the construction of affordable housing to the extent that Redevelopment Housing Set-Aside Funds and other funding sources are available. • The City will offer density bonuses for developments that include at least 5 percent extremely low-income units, 10 percent very low-income units, 20 percent low-income units, or 50 percent senior units, pursuant to state density bonus law. • The City shall consider reducing or deferring fees. The amount of fee reduction or deferral will be based on the financial needs of each development. Affordable housing projects that address the needs of large families or extremely low-income households, or incorporate educational amenities/programs shall receive priority for fee reductions and waivers. • The City will negotiate alternative development standards through its planned development process, such as alternative parking standards, street improvement standards, maximum density, setbacks standards, and lot coverage requirements. | <p>Almondwood Apartments</p> | |

**Table 2:
Housing Element – Program Evaluation Matrix**

| Program | Evaluation | Recommendation |
|--|---|---|
| <ul style="list-style-type: none"> • The City will apply for State or federal funding (such as CDBG or HOME funds) to acquire land, subsidize construction, or provide on-and off-site infrastructure improvement for lower-income housing projects. • The City will offer assistance in accessing local, State, and federal funding for affordable housing by applying for such funding on behalf of the affordable housing developer or providing technical assistance or documentation necessary to support an application for funding. <p>The City will advertise the available State and Federal funding sources to developers or other interested parties through published information available at the Community Development Department's counter and in the general development application packet.</p> | | |
| <p>II.10 The City will continue to provide housing rehabilitation assistance to extremely low-, very low- and low-income homeowners and to rental property owners with extremely low-, very low- or low-income tenants. The City will continue to implement, annually review, and revise as needed, program guidelines for housing rehabilitation assistance. Interested homeowners and other applicable parties can acquire information about this</p> | <p>City continues to have a adopted Housing Rehabilitation program to assist extremely low-, very low- and low income households; however, program implementation has been suspended due to funding constraints resulting from the State's elimination of Redevelopment and the resultant Redevelopment wind-down process.</p> <p>Achievements: Almondwood Apartments Several SFR Senior Rehabs</p> | <p>This program has been effective and will be kept in the Housing Element.</p> |

**Table 2:
Housing Element – Program Evaluation Matrix**

| Program | Evaluation | Recommendation |
|--|--|--|
| <p>program through fliers at the Community Development Department's counter, the City's utility billing mailings, and targeted property mailings.</p> | <p>City continues to encourage mixed use residential/commercial development; however, no significant activity has occurred during the Housing Element period due to economic conditions.</p> <p>On October 6, 2009, the City Council adopted Ordinance 2009-10 pertaining to a Form Based Code for the Downtown. The adoption of the Form Based Code establishes unique allowed use and development standards for the Downtown Form-Based Code area and fosters infill development, provides a user friendly zoning document, provides certainty in the design review process, and simplifies and streamlines the entitlement process.</p> <p>In 2013, the City entered into discussions with affordable housing developers for development of a multi-family apartment project to potentially be located on a portion of the City-owned property commonly referred to as the Grant Avenue Commercial property. The developer is proposing to locate an affordable senior housing project on 1.5 acres of the 4.5 acre property, which is zoned C-2 (Central Business District). This project would result in a mixed use project for the subject property as other portions of the Grant Avenue Commercial property are in escrow for commercial development.</p> | <p>This program continues to be relevant and will be kept in the Housing Element, with revisions regarding the implementation.</p> |
| <p>II.11 The City will encourage mixed use residential/commercial development in the Central Business District (CBD), neighborhood commercial, and office zones through:</p> <ol style="list-style-type: none"> 1. Financial and regulatory incentives for projects that include a specified number of housing units affordable to very low- or low-income households under the City's density bonus ordinance. 2. Use of the planned development process to allow flexible development standards such as reduced or tandem parking, floor area ratio, and lot coverage limits. 3. Assistance in accessing State or Federal funding to subsidize the construction of very low- and low-income housing units. 4. The City will continue to implement its Downtown Master Plan. 5. The City will continue to implement its commercial condominium conversion ordinance. | | |

**Table 2:
Housing Element – Program Evaluation Matrix**

| Program | Evaluation | Recommendation |
|---|--|----------------|
| <p>6. The City is working on a Downtown Form Based Code anticipated to be adopted summer 2008.</p> <p>The City will promote mixed use developments in the following ways:</p> <ol style="list-style-type: none"> 1. The City will send property owners in the CBD, neighborhood commercial, and office zones a brochure describing the mixed use options, benefits, and City incentives. 2. The City will prepare an inventory of sites with mixed use potential (based on current site and building conditions) and distribute this information to interested developers. 3. The City will post information about mixed use opportunities and the site inventory in the Community Development Department. 4. The City will contact commercial developers active in northern California who have a track record of successful, small mixed use projects to inform them of opportunities in the City. <p>The City will advertise these incentives to developers or other interested parties through published information available at the</p> | <p>Achievements: Adoption of Form Based Code</p> | |

**Table 2:
Housing Element – Program Evaluation Matrix**

| Program | Evaluation | Recommendation |
|--|---|---|
| <p>Community Development Department's counter, in the general development application packet, and on the local community access television channel.</p> | | |
| <p>II.12 The City, acting as the CDA, shall update the Affordable Housing Production Plan as required by Health & Safety Code Section 33413(b)(4) to ensure that sufficient affordable housing is developed with the Redevelopment Project Area to ensure compliance with State law targets.</p> | <p>The City has lost the ability to act as a Redevelopment Agency due to State Law; however, significant accomplishments in developing affordable housing were attained prior to the dissolution of Redevelopment Agencies.</p> <p>Achievements: In compliance with State law The City continues to promote energy conservation and encourage solar energy use.</p> <p>Achievements: Existing Development Agreements for Callahan, Hudson-Ogando, Creekside, and Winters Highlands. Orchard Village</p> | <p>Program is no longer applicable and will be deleted.</p> |
| <p>II.13 The City will promote energy conservation and encourage solar energy use through the following actions:</p> <ol style="list-style-type: none"> 1. Continue to implement State-building standards (Title 24 of the California Code of Regulations) regarding energy efficiency in residential construction. Annually provide information in the <i>Winters Express</i> on the availability of funding through the PG&E Energy Partners Program. 2. Provide California Energy Commission Brochures at City Hall. 3. The City will develop an ordinance specific to energy efficient (aka "green") building standards. 4. Continue to review proposed developments for solar access, on-site | | |

**Table 2:
Housing Element – Program Evaluation Matrix**

| Program | | Evaluation | Recommendation |
|--|--|---|----------------|
| <p>solar energy utilization, site design techniques, and use of landscaping that can increase energy efficiency and reduce lifetime energy costs without significantly increasing housing production costs.</p> <p>5. The City shall study potential approaches and incentives for encouraging energy saving practices</p> | | | |
| <p>II.14 The City shall continue to cooperate with Yolo County Housing in its administration of the Section 8 Housing Voucher rental assistance program. For housing projects receiving City assistance, the City shall require that these projects accept Section 8 rental assistance. The City Housing Manager will meet with the regularly with Yolo County Housing Executive Director to explore avenues for collaboration and mutual support of the City and County's affordable housing goals for extremely low-, very low-, and low-income units.</p> | <p>City continues to cooperate with Yolo County Housing on its administration of the Section 8 Housing Voucher rental assistance program. City Housing Manager meets regularly with Yolo County Housing CEO to explore avenues for collaboration and mutual support of City/County affordable housing goals for extremely low-, very low-, and low income units.</p> <p>Achievements: See above</p> | <p>This program has been effective and will be kept in the Housing Element.</p> | |
| <p>II.15 The City shall continue its agreement with Yolo County HPAC to provide ongoing homeless services.</p> | <p>City has continued its agreement with Yolo County HPAC to provide ongoing homeless services. In 2007, Yolo County and the Cities in the County joined West Sacramento, lead agency for the project, to apply for a Community Development Block grant ("CDBG") to develop a 10 year plan for Ending and Preventing Homelessness throughout the County. The 10-Year Plan was presented and approved by the City Council on January 19, 2010. At the April 20, 2010 City Council</p> | <p>This program has been effective and will be kept in the Housing Element.</p> | |

**Table 2:
Housing Element – Program Evaluation Matrix**

| Program | | Evaluation | Recommendation |
|---------|---|--|--|
| | | meeting, approved Resolution 2010-20, appointing a City Council member to serve on the Executive Commission. | |
| | | Achievements: See above | |
| II.16 | The City shall continue to promote equal opportunity for all persons regardless of race, creed, color, national origin, religion, sex, marital status, disabilities, sexual orientation, or age. The City shall continue to refer fair housing complaints to the County District Attorney or to the State Fair Employment and Housing Commission. The City shall publicize its fair housing program by placing printed information in schools, libraries, other public buildings and meeting places, and by advertising in the local media. | City has continued efforts to promote equal opportunity as outlined. Achievements: See above | This program has been effective and will be kept in the Housing Element. |
| II.17 | The City shall require, to the extent practicable, that 10 percent of the lots in residential subdivisions of 20 or more lots be marketed to local builders or owner-builders. The City will implement this goal through negotiated development agreements with residential developers. The pricing of these lots shall be based on a real estate analysis. The City will require residential developers to place an ad in the local newspaper on at least three occasions and to publicly post the availability of the lots. | City has continued to require that 10 percent of the lots in residential subdivisions of 20 or more lots be marketed to local builders and continues to implement this goal through negotiated development agreements with residential developers. There are currently four such development agreements in place, all containing this requirement. Achievements: See above | This program has been effective and will be kept in the Housing Element. |
| II.18 | The City will assist non-profit housing | City continues to assist non-profit housing corporations seeking | This program has |

**Table 2:
Housing Element – Program Evaluation Matrix**

| | Program | Evaluation | Recommendation |
|-------|--|--|---|
| | <p>corporations or any other entities seeking to acquire and maintain government-assisted housing developments that could convert to market rate housing. Acquisition will be by negotiated sale. The City will use redevelopment Housing Set-Aside Funds to acquire or rehabilitate such units, if necessary, to preserve their use for extremely low-, very low-, and low-income households. To insure sufficient time to prevent the conversion of income-restricted units, the City will maintain a database of all assisted rental units which will include, address, ownership information, and date of possible conversion.</p> | <p>to acquire and maintain government-assisted housing developments that could convert to market rate housing. During the Housing Element period, the City worked with Central Valley Coalition for Affordable Housing and rehabilitating the Almondwood Apartments, 39 units that were at-risk due to expiring USDA program restrictions. City maintains a database of all assisted rental units that include address, ownership information, and date of possible conversion.</p> <p>Achievements: See above</p> | <p>been effective and will be kept in the Housing Element.</p> |
| II.19 | <p>The City shall continue to convene its DRC to expedite processing and approval of residential projects that conform to General Plan policies and City regulatory requirements. The DRC was formed to help facilitate the development review process by streamlining departmental comments at the beginning of applications and mitigating any potential conflicts later on in the approval process. The DRC brings together representatives from planning, engineering/public works, police, fire, school district, planning commission, and city council to provide pre-application comments for a project. Utilization of the DRC process is at the discretion of the applicant. The DRC meets on an as-needed basis.</p> | <p>The City convenes the DRC to expedite processing and approval of residential projects; however, there have been no residential projects other than the multifamily projects (Orchard Village and Almondwood) during the Housing Element period.</p> <p>Achievements: See above</p> | <p>This program has been effective and will be kept in the Housing Element.</p> |
| II.20 | <p>The City shall revise its in-lieu fee ordinance for</p> | <p>There has been no proposals for development due to the</p> | <p>The program will be</p> |

**Table 2:
Housing Element – Program Evaluation Matrix**

| | Program | Evaluation | Recommendation |
|--------------|---|---|---|
| | <p>affordable housing to more accurately reflect the actual cost of producing an affordable unit.</p> | <p>fallout of the housing market and the nexus to housing construction costs make the revision of the in-lieu fee ordinance impractical.</p> <p>Achievements: Not completed; however, the City is in discussions with Winters Investors, owners of the Callahan and Hudson-Ogando developments, with a proposed Affordable Housing Plan that includes payment of an in-lieu fee</p> | <p>kept in the Housing Element.</p> |
| <p>II.21</p> | <p>The City shall require that new residential subdivisions incorporate universal design features in to a portion of the single-family residences to assist persons with disabilities. The City will also expand eligibility for its low-income, owner-occupied rehabilitation program to include non-senior disabled households and non-senior very low-income households.</p> | <p>The City requires new residential subdivisions to incorporate universal design features and those requirements are reflected in the existing Development Agreements.</p> <p>Achievements: See above Rehabilitation Program revisions not completed</p> | <p>This program has been effective and will be kept in the Housing Element.</p> |
| <p>II.22</p> | <p>The City will work to ensure the success of new homeowners by providing pre and post-purchase counseling for all participants in the City's homeownership-based housing programs.</p> | <p>The City continues to work to ensure the success of new homeowners by providing pre and post-purchase counseling for all participants in the City's homeownership-based housing programs and contracts with NeighborWorks Sacramento to provide those services.</p> | <p>This program has been effective and will be kept in the Housing Element.</p> |

**Table 2:
Housing Element – Program Evaluation Matrix**

| Program | | Evaluation | | Recommendation |
|--|---|------------|--|---|
| <p>Achievements: Renewed contract with Neighborworks Sacramento to provide services</p> | | | | |
| <p>II.23 The City will revise the Zoning Ordinance to indicate that transitional housing and supportive housing are to be treated as residential uses, regardless of zone, subject only to the same permitting processes as other housing in similar zones without undue special regulatory requirements. The Zoning Ordinance shall be revised to make specific mention of transitional and supportive housing and to add language aimed at encouraging and facilitating the development of these housing types. The City will inform the Yolo County HPAC and other organizations and agencies in Yolo County that provide homeless facilities and services, of the zoning changes and the City's policies regarding the location and approval process for transitional and supportive housing.</p> | <p>The City revised the Zoning Ordinance to indicate that transitional housing and supportive housing are to be treated as residential uses, regardless of zone and adopted Ordinance 2012-08 on December 6, 2011 to make specific mention of transitional and supportive housing and to add language aimed at encouraging and facilitating the development of these housing types.</p> <p>Achievements: Adoption of Ordinance 2012-08</p> | | | <p>This program will be deleted as it has been implemented and the Zoning Ordinance has been revised accordingly.</p> |
| <p>II.24 The City shall also revise the Zoning Ordinance to specifically address the development of single-room occupancy dwellings (SROs). The City believes that SROs are an important housing resource for extremely low- and very low-income households. The Zoning Ordinance revision shall be undertaken with the goal of encouraging and facilitating the development of new SRO's and the preservation of existing structures for such use. SRO housing will be</p> | <p>The City revised the Zoning Ordinance to address the development of single-room occupancy dwellings (SROs), adopting Ordinance 2011-07 on December 6, 2011.</p> | | | <p>This program will be deleted as it has been implemented and the Zoning Ordinance has been revised accordingly.</p> |

**Table 2:
Housing Element – Program Evaluation Matrix**

| | Program | Evaluation | Recommendation |
|-------|---|--|--|
| II.25 | <p>allowed by right in R-3 and R-4 zones and with a CUP in C-2 zones.</p> <p>The City seeks to provide a variety of housing types. As described in the Housing Needs Assessment, the City is currently and historically an agricultural community and many of its residents provide farm labor. As such, several affordable housing projects have been undertaken in the City which target agricultural workers and are funded by the Department of Agriculture's Rural Development programs. The City shall revise its Zoning Ordinance to allow farmworker housing by right in zones R-2, R-3, and R-4. For single, male farmworkers, SRO housing will be permitted in C-2 zones. These zoning changes will provide for by-right development without the requirement for a CUP.</p> | <p>The City revised the Zoning Ordinance to allow farmworker housing by right in zones R-2, R-3, and R-4 and in C-2 zones with the adoption of Ordinance 2012-08 on January 15, 2013. At the Planning Commission meeting held to review the Draft Housing Element Update, it was recommended that the SRO housing provision be broadened to accommodate single farmworkers, removing the restriction to male farmworkers. Review of the adopted ordinance indicates that this provision was made.</p> <p>Achievements: Adoption of Ordinance 2012-08</p> | <p>This program will be deleted as it has been implemented and the Zoning Ordinance has been revised accordingly. However, this program will be replaced with a program to remove the restriction to male farmworkers for SRO housing.</p> |
| II.26 | <p>The City shall establish written procedures for requests of reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies, and procedures.</p> <p>The procedure will identify applicability, application requirements, review authority, the review procedure, and findings that will serve the basis for the decision to grant or deny</p> | <p>The City prepared written procedures for requests of reasonable accommodation for persons with disabilities seeking equal access to Housing under the Federal Fair Housing Act and the California Fair Employment Act in the application of zoning laws in June 2013.</p> <p>Achievements: Written procedures completed in 2013.</p> | <p>This program will be modified to require continued implementation of the written procedures to requests of reasonable accommodation.</p> |

**Table 2:
Housing Element – Program Evaluation Matrix**

| Program | Evaluation | Recommendation |
|--|------------|----------------|
| requests for reasonable accommodation. In addition, it will identify the process for appeals of determination. | | |

III. 2013 GOALS AND POLICIES

GOAL II.A

To designate adequate land for a balanced range of housing types and densities for all economic segments of the community.

POLICIES

- II.A.1 The City shall continue to promote the development of a broad mix of housing types.
- II.A.2 The City shall maintain an adequate supply of residential land in appropriate land use designations and zoning categories to accommodate the City's fair share of projected regional growth and have as a goal a residential vacancy rate of 5 percent.
- II.A.3 The City shall continue to implement its 15-percent inclusionary housing ordinance for all new housing developments.
- II.A.4 The City shall encourage development in the upper one-quarter of the density range in the Medium-m High-Density Residential designation and require it in the upper one-quarter of the density range in the High-Density Residential designation. Density reduction may be allowed in narrowly defined instances such as when the reduction in overall number of units increases the number of larger, family units in affordable rental developments.
- II.A.5 While promoting the provision of housing for all economic segments of the community, the City shall seek to ensure the highest quality in all new residential development.
- II.A.6 To address the needs of lower-income large families, the City shall promote the development of multifamily rental units with three or more bedrooms.
- II.A.7 The City shall pursue available and appropriate State and Federal funding assistance to achieve the new construction objectives of the Housing Element.
- II.A.8 The Affordable Housing Steering Committee shall review all residential development proposals involving 15 housing units or more and encourage the applicant to include a higher percentage of affordable units than the minimum inclusionary requirement and to provide units, when appropriate and feasible, targeted to the City's special needs groups.
- II.A.9 The City shall expedite processing and approval of residential projects that conform to General Plan policies and City regulatory requirements.

- II.A.10 The City shall ensure that its policies, regulations, and procedures do not add unnecessary cost to housing production.
- II.A.11 The City shall continue to provide for the development of secondary residential units, as required by State law, while protecting the single-family character of neighborhoods.
- II.A.12 In accordance with the provisions of State law (Government Code Section 65915-65918), the City shall grant density bonuses on a sliding scale based on the percentage of affordable units in the development up to a total of 35 percent. The City will also provide concessions and incentives for qualifying developments in accordance with State law regarding bonus density.
- II.A.13 Residential units that are required to sell or rent at below-market-rates (such as inclusionary or density bonus units) within a housing development that includes market-rate units, the affordable units shall, to the extent reasonable, be visually indistinguishable from the market-rate units. Interspersing the units within the development is preferred but clustering for purposes of sweat equity subdivisions will also be considered.
- II.A.14 The City shall allow the installation of mobile homes and factory-built housing on permanent foundations consistent with the requirements of State law and in accordance with the City's residential design standards.
- II.A.15 The City shall continue to work with Yolo County Housing, Mercy Housing, Community Housing Opportunities Corporation (CHOC), and other housing groups where appropriate in the administration of affordable housing programs.
- II.A.16 The City shall provide incentives to developers to construct ownership housing affordable to low- and moderate-income households and require such housing be provided through the City's Inclusionary Ordinance.
- II.A.17 The City shall provide incentives for the development of second-story residential uses over commercial and office uses in the Central Business District and Neighborhood Commercial designations.
- II.A.18 The City shall require that 10 percent of the lots in residential subdivisions of 20 or more lots be marketed to local builders or owner-builders.
- II.A.19 The City shall provide incentives to non-profit housing developers to construct housing affordable to extremely low-, very low-, low-, and moderate-income households.

GOAL II.B

To encourage the maintenance, improvement, and rehabilitation of the City's existing housing stock and residential neighborhoods.

POLICIES

- II.B.1** The City shall encourage private reinvestment in older residential neighborhoods and private housing rehabilitation.
- II.B.2** The City shall pursue available and appropriate State and federal funding to meet the rehabilitation objectives of the Housing Element.
- II.B.3** The City shall support the revitalization of older neighborhoods by keeping streets and other municipal infrastructure in good repair.
- II.B.4** The City shall promote the continued upkeep of existing mobile home parks.
- II.B.5** The City shall require abatement of unsafe structures, giving property owners ample opportunities to correct deficiencies.
- II.B.6** The City shall promote the preservation of architecturally and historically significant residential structures.

GOAL II.C

To encourage energy efficiency in both new and existing housing.

POLICIES

- II.C.1** The City shall require the use of energy conservation features in the design of all new residential structures.
- II.C.2** The City shall promote incorporation of energy conservation and weatherization features in existing homes.

GOAL II.D

To ensure the provision of adequate services to support existing and future residential development.

POLICIES

- II.D.1** The City shall pursue appropriate State and federal funds for upgrading infrastructure and other public improvements in very low- and low-income neighborhoods.
- II.D.2** The City shall require that new residential development pay for the cost of infrastructure and public services needed for that development.
- II.D.3** The City shall plan for necessary public facilities and services (including school facilities) in collaboration with other responsible local agencies, so

that these facilities and services are available at the time of demand from new residential development.

GOAL II.E

To promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of race, creed, color, national origin, religion, sex, marital status, disabilities, sexual orientation, or age.

POLICIES

- II.E.1** The City shall provide incentives to developers to address special housing needs of lower income households including the physically, mentally, and developmentally disabled, large families, farm workers, the elderly, female-headed households, and persons at risk of homelessness.
- II.E.2** The City shall make information on the enforcement activities of the State Department of Fair Employment and Housing available to the public.
- II.E.3** The City shall work with Yolo County and surrounding jurisdictions to address the needs of the homeless on a regional basis.
- II.E.4** The City shall cooperate with community-based organizations that provide services or information regarding the availability of services to the homeless.

GOAL II.F

Conserve existing affordable housing.

POLICIES

- II.F.1** The City shall support the continued use of Section 8 Housing Choice Vouchers for City residents.
- II.F.2** The City shall seek to maintain the affordability of existing subsidized multifamily rental housing.

IV. 2013 IMPLEMENTATION PROGRAMS

The following is a list of programs which will guide the City's land use policies related to residential development for this Planning Period which ends in 2021. The City will work to implement these programs and to continue its efforts to generate and distribute resources for the development and preservation of affordable housing.

II.1 The City shall maintain the Affordable Housing Steering Committee (AHSC) to review housing projects subject to the City's Ordinance 94-10 as well as any affordable housing development seeking City financial support either directly or via City-sponsored applications for subsidies. The City shall encourage project applicants to receive concurrent reviews by the AHSC and the Development Review Committee (DRC). The AHSC shall also advise the City Council, Planning Commission, and Successor Agency (CDA/redevelopment) on housing policy, City incentives to encourage the production of affordable housing units above the minimum inclusionary housing requirements, housing policy implementation, and the allocation of the CDA's Tax Increment Housing Set-Aside Funds. The AHSC does not have the power to alter project review, design review, or development standards.

Responsible Agency: City Council.

Financing: Small administrative cost to City; application permit fees.

Time Frame: Ongoing.

II.2 The City shall continue to implement Ordinance 2009-18 (aka Inclusionary Ordinance) that requires at least 15 percent of all new development projects, with certain exceptions, within the City be affordable to very low-, low-, or moderate-income households. Development of the affordable units on-site will normally be preferred. When this is found to be infeasible or inappropriate, the City may allow off-site development of the affordable units, accept in-lieu contributions of cash or land, or may approve a combination of these and other methods. The City shall provide regulatory and financial incentives geared to the financial need of each project, which may include these:

1. The appropriate density bonus for projects meeting requirements of the Density Bonus Ordinance.
2. Providing financial assistance as funds are available and by connecting buyers with resources such as Mortgage Credit Certificates.
3. Assistance in accessing State or federal funding by lending support to such requests, priority permit processing for entitlements necessary to increase the competitiveness of a funding request, and providing documentation of housing needs that would increase the competitiveness of a funding request.
4. Modified development standards, such as for parking, setbacks, on- or off-site improvements, street improvement standards, and less stringent site plan (design review) requirements under the City's Planned Development Process.

Responsible Agency: City Council, Community Development Department.

Financing: Small administrative cost for application assistance.
Time Frame: Ongoing

II.3 The City shall continue to permit manufactured homes on permanent foundations in all zones that permit single-family homes according to the same development standards as site-built homes.

Responsible Agency: City Council, Planning Commission, Community Development Department.

Financing: Minor administrative cost.

Time Frame: Ongoing.

II.4 The City shall continue to allow for the development of duplexes on corner lots as a permitted use within the single-family zoning designation (R-1 and R-2 zones). The City will promote the construction of duplexes, including duplexes affordable to very low- or low-income households, through the following actions:

1. The City will encourage homebuilders to construct duplexes on corner lots as part of pre-application conferences.
2. The City will provide documentation necessary to support applications for State or federal financial assistance for affordable duplexes.
3. The City will offer reduced or deferred fees for affordable duplexes.
4. For larger projects, the City will negotiate alternative development standards, such as flexible yard and setback requirements through its planned development process.

Responsible Agency: City Council, Planning Commission, Community Development Department.

Financing: Minor administrative cost; permit fees.

Time Frame: Ongoing

II.5 The City shall continue to permit year round emergency shelters in R-3, R-4, C-2, and PQP zones as a permitted use without the requirement for a conditional use permit as set forth in the Zoning Ordinance.

Responsible Agency: City Council, Planning Commission, Community Development Department.

Financing: Minor administrative cost.

Time Frame: Ongoing

II.6 The City shall encourage development in the upper one-quarter of the density range in the Medium High-Density Residential designation and require it in the upper one-quarter of the density range in the High-Density Residential designation.

According to the Winters Municipal Code Chapter 17.60 (Residential Densities and Standards), the residential density range for the corollary zoning district of Medium High Density Residential designation is 6.1 to 10.0 units per acre. The

residential density range for the corollary zoning district of the High Density Residential designation is 10.1 to 20.0 units per acre. The upper one-quarter of the density range in the Medium High Density Residential designation is 9.025 to 10.0 while 17.525 to 20.0 is the upper one-quarter of the density range in the High Density Residential designation.

When a project is proposed in the upper one-quarter of the density range in the Medium High-Density Residential or High-Density Residential designations, the City shall not reduce the project density below 75 percent of the density range, unless there are specific site constraints that make such density infeasible or undesirable. A narrowly-defined exception is in the case of affordable rental housing where a reduction in the overall number of units results in the increase in the number of larger, family units. For affordable multifamily projects proposed in the upper one-quarter of the density range, the City shall provide non-financial incentives (such as reductions in street standards, setback requirements, and parking standards) and shall consider the provision of financial incentives where a financing gap can be demonstrated.

Responsible Agency: City Council, Community Development Department.

Financing: Minor administrative cost to the City; permit fees.

Time Frame: Ongoing

II.7 The City shall continue to pursue available and appropriate State and Federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households. The City will market housing opportunities and assist developers with the construction of affordable housing through the following actions:

- The City will consider on a case by case basis, the provision of financial assistance for the construction of affordable housing to the extent that funding sources are available.
- The City will offer density bonuses for developments that include at least 5 percent extremely low-income units, 10 percent very low-income units, 20 percent low-income units, or 50 percent senior units, pursuant to state density bonus law.
- The City shall consider reducing or deferring fees. The amount of fee reduction or deferral will be based on the financial needs of each development. Affordable housing projects that address the needs of large families or extremely low-income households, or incorporate educational amenities/programs shall receive priority for fee reductions and waivers.
- The City will negotiate alternative development standards through its planned development process, such as alternative parking standards, street improvement standards, maximum density, setbacks standards, and lot coverage requirements.
- The City will apply for State or federal funding (such as CDBG or HOME funds) to acquire land, subsidize construction, or provide on-and off-site infrastructure improvement for lower-income housing projects.
- The City will offer assistance in accessing local, State, and federal funding for affordable housing by applying for such funding on behalf of the affordable housing developer or providing technical assistance or documentation necessary to support an application for funding.

The City will advertise the available State and Federal funding sources to developers or other interested parties through published information available at the Community Development Department's counter and in the general development application packet.

Responsible Agency: City Council, Community Development Department.

Financing: Community Development Block Grant (CDBG); HOME Investment Partnerships Act Program (HOME); Housing and Urban Development (HUD) 202 or 811 programs; Multifamily Housing Program; Department of Agriculture Rural Housing Services;. (Ability to fund this program will largely depend on projects being brought forward by affordable housing developers and receiving grant/loan funds from State and Federal funding sources through a competitive process.)

Time Frame: Ongoing

- II.8** The City will continue to provide housing rehabilitation assistance to extremely low-, very low- and low-income homeowners and to rental property owners with extremely low-, very low- or low-income tenants. The City will continue to implement, annually review, and revise as needed, program guidelines for housing rehabilitation assistance.

Interested homeowners and other applicable parties can acquire information about this program through fliers at the Community Development Department's counter, the City's utility billing mailings, and targeted property mailings.

Responsible Agency: City Council, Community Development Department,.

Financing: CDBG funds; HOME funds; CalHome funds; California Housing Finance Agency (CalHFA) HELP Program, as available (considered on a case by case basis).. Ability to fund this program will largely depend on receiving grant/loan funds from State and Federal funding sources through a competitive process.)

Time Frame: Ongoing -Annual review and revisions of program guidelines, as appropriate.

- II.9** The City will encourage mixed use residential/commercial development in the Central Business District (CBD), neighborhood commercial, and office zones through:

1. Financial and regulatory incentives for projects that include a specified number of housing units affordable to very low- or low-income households under the City's density bonus ordinance.
 - a. Use of the planned development process to allow flexible development standards such as reduced or tandem parking, floor area ratio, and lot coverage limits.
 - b. Assistance in accessing State or Federal funding to subsidize the construction of very low- and low-income housing units.

- c. The City will continue to implement its Downtown Master Plan.
- d. The City will continue to implement its commercial condominium conversion ordinance.
- e. Continued implementation of the Downtown Form Based Code.

The City will promote mixed use developments in the following ways:

2. The City will prepare an inventory of sites with mixed use potential (based on current site and building conditions) and distribute this information to interested developers.
3. The City will post information about mixed use opportunities and the site inventory in the Community Development Department.

The City will advertise these incentives to developers or other interested parties through published information available at the Community Development Department's counter, in the general development application packet, and on the local community access television channel.

Responsible Agency: City Council, Community Development Department.

Financing: CDBG planning grant to prepare and distribute site inventory; CDBG, HOME, CalHFA HELP. Ability to fund this program will largely depend on receiving grant/loan funds from State and Federal funding sources through a competitive process.

Time Frame: Ongoing

II.10 The City will promote energy conservation and encourage solar energy use through the following actions:

1. Continue to implement State-building standards (Title 24 of the California Code of Regulations) regarding energy efficiency in residential construction. Annually provide information in the *Winters Express* on the availability of funding through the PG&E Energy Partners Program.
2. Provide California Energy Commission Brochures at City Hall.
3. The City will develop an ordinance specific to energy efficient (aka "green") building standards.
4. Continue to review proposed developments for solar access, on-site solar energy utilization, site design *techniques*, and use of landscaping that can increase energy efficiency and reduce lifetime energy costs without significantly increasing housing production costs.
5. The City shall study potential approaches and incentives for encouraging energy saving practices

Responsible Agency: Community Development Department.

Financing: Minor administrative cost to the City; permit fees.

Time Frame: Ongoing.

II.11 The City shall continue to cooperate with Yolo County Housing in its administration of the Section 8 Housing Voucher rental assistance program. For housing projects receiving City assistance, the City shall require that these

projects accept Section 8 rental assistance. The City Housing Manager will meet with regularly with the Yolo County Housing Executive Director to explore avenues for collaboration and mutual support of the City and County's affordable housing goals for extremely low-, very low-, and low-income units.

Responsible Agency: Community Development Department, Yolo County Housing.

Financing: Small administrative cost to the City.

Time Frame: Ongoing.

- II.12 The City shall continue its agreement with Yolo County HPAC to provide ongoing homeless services.

Responsible Agency: City Council, City Manager, Community Development Department.

Financing: City General Fund.

Time Frame: Ongoing.

- II.13 The City shall continue to promote equal opportunity for all persons regardless of race, creed, color, national origin, religion, sex, marital status, disabilities, sexual orientation, or age. The City shall continue to refer fair housing complaints to the County District Attorney or to the State Fair Employment and Housing Commission. The City shall publicize its fair housing program by placing printed information in schools, libraries, other public buildings and meeting places, and by advertising in the local media.

Responsible Agency: City Council, Community Development Department.

Financing: Small administrative cost to the City.

Time Frame: Annual distribution, advertising, and posting of information in various City locations. Ongoing referral of discrimination complaints.

- II.14 The City shall require, to the extent practicable, that 10 percent of the lots in residential subdivisions of 20 or more lots be marketed to local builders or owner-builders. The City will implement this goal through negotiated development agreements with residential developers. The pricing of these lots shall be based on a real estate analysis.

The City will require residential developers to place an ad in the local newspaper on at least three occasions and to publicly post the availability of the lots.

Responsible Agency: City Council, Community Development Department.

Financing: Small administrative cost to the City; permit fees.

Time Frame: Ongoing.

- II.15 The City will assist non-profit housing corporations or any another entities seeking to acquire and maintain government-assisted housing developments that could convert to market rate housing. Acquisition will be by negotiated sale. The City will seek or support developer applications for available state, federal, and other grant or loan programs to acquire or rehabilitate such units, if necessary, to preserve their use for extremely low-, very low-, and low-income

households. To insure sufficient time to prevent the conversion of income-restricted units, the City will maintain a database of all assisted rental units which will include, address, ownership information, and date of possible conversion.

Responsible Agency: City Council, Community Development Department.

Financing: Relevant state and federal funding programs, including CDBG; HOME; CalHome. Ability to fund this program will largely depend on receiving grant/loan funds from State and Federal funding sources through a competitive process.).

Time Frame: On-going.

- II.16** The City shall continue to convene its DRC to expedite processing and approval of residential projects that conform to General Plan policies and City regulatory requirements. The DRC was formed to help facilitate the development review process by streamlining departmental comments at the beginning of applications and mitigating any potential conflicts later on in the approval process. The DRC brings together representatives from planning, engineering/public works, police, fire, school district, planning commission, and city council to provide pre-application comments for a project. Utilization of the DRC process is at the discretion of the applicant. The DRC meets on an as-needed basis.

Responsible Agency: Community Development Department.

Financing: Small administrative cost to applicants.

Time Frame: Ongoing.

- II.17** The City shall revise its in-lieu fee ordinance for affordable housing to more accurately reflect the actual cost of producing an affordable unit.

Responsible Agency: City Council, Community Development Department.

Financing: General Fund.

Time Frame: December 2014.

- II.18** The City shall require that new residential subdivisions incorporate universal design features into at least 5%, or higher percentage if required by federal or state regulations applicable to a specific project, of the single-family residences to assist persons with disabilities. The City will also expand eligibility for its low-income, owner-occupied rehabilitation program to include non-senior disabled households.

Responsible Agency: Community Development Department, Planning Commission, and City Council.

Financing: General Fund.

Time Frame: Ongoing.

- II.19** The City will work to ensure the success of new homeowners by providing pre and post-purchase counseling for all participants in the City's homeownership-based housing programs.

Responsible Agency: Community Development Department.

Financing: Grant funds, when available, and Inclusionary Housing in-lieu fees, if used to provide the homeownership units.

Time Frame: Ongoing

II.20 The City seeks to provide a variety of housing types and will continue to implement Zoning Ordinance provisions to provide a variety of housing types, including emergency shelters, supportive and transitional housing, manufactured housing, second units, single room occupancies, mixed use housing, and multifamily housing. . As described in the Housing Needs Assessment, the City is currently and historically an agricultural community and many of its residents provide farm labor. The City will continue to allow farmworker housing as set forth in the Zoning Ordinance.

Responsible Agency: Community Development Department, Planning Commission, and City Council.

Financing: General Fund.

Time Frame: Ongoing.

II.21 The City shall continue to implement its written procedures for requests of reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies, and procedures.

Responsible Agency: Community Development Department, Planning Commission, and City Council.

Financing: General Fund.

Time Frame: Ongoing.

V. CITY AND COUNTY HOUSING RESOURCES

LAND USE-BASED

Land-use based affordable housing programs use the City's regulatory authority related to zoning to require or encourage the production of affordable units. These programs help to ensure that residential developers produce a variety of housing units which target lower income households in addition to higher income households.

Inclusionary Zoning

The City's Ordinance 94-10, as modified by 2009-18, requires at least 15 percent of all new units in development projects of five or more units to be affordable to very low-, low-, or moderate-income households. Off-site development and in-lieu fee payments are permitted under certain circumstances, but on-site development is preferred. The City provides regulatory and financial incentives to support the goals of this program. (See Implementation Program II.2)

Density Bonus Ordinance

The density bonus ordinance, which is contained in the Zoning Ordinance (Ordinance No. 2012-09), provides for greater densities in exchange for development of affordable housing. Density bonuses will be provided for qualified projects in accordance with the Health and Safety Code and Section 65915 et seq. of the Government Code to promote the inclusion of very low- and low-income and senior-housing households.

FINANCIAL ASSISTANCE

The City collects and manages financial resources which are to be provided in the form of a loan or grant for the purposes of preserving the existing stock of affordable housing or increasing the supply of affordable housing. The City generates its own resources through collection of any in-lieu funds for affordable housing through its Inclusionary Zoning Ordinance. The City must compete for State and federal funds, the majority of which are distributed by HCD.

Community Development Block Grant Funds

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 City 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 City must compete with other small jurisdictions for these funds. The City accesses CDBG funds from the State, most often, to operate its first-time homebuyer program, its rehabilitation program, and for economic development activities. The City was recently awarded a \$70,000 planning grant to study the preservation of historic buildings in downtown.

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 city, the City must compete for its share for the State-

allocated portion of the grant. The City 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.

The City was awarded a \$2,850,380 HOME grant to fund the development of the Winters II apartment complex developed by CHOC.

Program Income

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

Successor Agency to the Winters Community Development Agency

The Successor Agency was established to oversee the remaining obligations of the dissolved Winters Community Development Agency (CDA), which was the City's redevelopment authority. The Successor Agency manages, or has assigned management to the City, properties and projects established by the CDA. The Successor Agency has limited ability to fund or support new projects. However, the Successor Agency will oversee the future use of seven parcels that had been owned by the CDA. The Successor Agency is currently working to ensure that the Grant Avenue Commercial parcel includes an affordable housing component.

CITY-OPERATED HOUSING PROGRAMS

The City uses the above-listed sources of financing to fund its affordable housing programs. These programs are as follows:

Rental Housing—Construction, Preservation, and Rehabilitation

The City provides subsidy funds to developers of affordable rental housing such as the CHOC, the Central Valley Coalition for Housing, Yolo County Housing, and Mercy Housing to build affordable apartments and townhomes. The City has also provides subsidy funds to ensure continued affordability of rental housing with expiring use restrictions.

In 2003, the City worked successfully with CHOC to preserve the 44-unit Winters Apartments which was at risk of converting from restricted rents for very low income families to market rate. The City used program income generated by its CDBG program and redevelopment funds.

First-Time Homebuyer Program

The City provides loans to qualified homebuyers in the form of "silent" second loans. This program has been used to assist buyers in the Putah Creek Hamlet project and the Cottages at Carter Ranch. It has not been used to fund homebuyers of re-sale homes. For the Cottages at Carter Ranch, the loans are deferred for a period of 30 years; this covers both the principal and the 4-percent simple interest. The City has funded the

program through redevelopment agency funds, HOME and CDBG program income, and developer contributions.

Housing Rehabilitation Program for Seniors

The City operates a Housing Rehabilitation Program to maintain residential properties that are occupied by low- (including very low and extremely low-) and moderate-income senior households. A senior household is defined as one in which any applicant or co-applicant is 65 years of age or older. Persons 50 years old or older who meet the Social Security Administration definition for having physical disabilities are also eligible. The primary goal of the program is to get money out in the community to help seniors with critical home repairs.

AFFORDABLE UNIT INVENTORY

Table 3 presents a list of the City’s affordable housing projects, the number of units, the type of housing, and the main sources of financing.

Table 3 Affordable Unit Inventory

| Property | Total Units | Subsidized Units | Source | Type | Year Built | Subsidy Expiration |
|---|-------------|------------------|--------------------|--------|------------|--------------------|
| Winters Viillage (formerly Winters II) 110 East Baker Street | 34 | 34 | USDA 5 | Family | 2007 | 2063 |
| Orchard Village 955 Railroad Avenue | 74 | 73 | LIHTC, CTCAC | Family | 2011 | 2065 |
| Winters Senior Apartments 400 Morgan Street | 38 | 37 | LIHTC, USDA | Senior | 1994 | 2043 |
| Almondwood Apartments 801 Dutton Street | 39 | 38 | LIHTC, USDA 538 | Family | 1984 | 2052 |
| Winters Apartments 116 East Baker Street | 44 | 44 | LIHTC, CTCAC | Family | 2003 | 2058 |
| Cradwick Building 17 Main Street | 6 | 6 | CDBG, CHRP-R | Studio | 1997 | 2053 |
| TOTAL | 235 | 232 | | | | |

VI. QUANTIFIED OBJECTIVES

Table 4 summarizes the City's quantified objectives for the period of January 1, 2013, to December 31, 2021. 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 five years based on the policies and programs outlined in the previous section. No conservation units are identified in Table 4, as there are no at-risk units.

The City 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 43 of the Housing Needs Assessment. The City anticipates meeting its moderate income goals through higher density, homeownership projects as well as through first-time homebuyer assistance. While development has slowed, the City has several residential developments in the pipeline and anticipates the eventual construction of those projects once the market regains some momentum.

Table 4 Qualified Allocation Plan

| | Extremely Low (<30% of Median Income) | Very Low (30-50% of Median Income) | Low (50- 80% of Median Income) | Moderate (80 to 120% of Median Income) | Above Moderate (120%+ of Median Income) |
|---------------------|---|---|---|---|--|
| New Construction | 10 | 66 | 54 | 59 | 130 |
| Rehabilitation | 1 | 2 | 2 | 2 | - |

VII. EFFORTS TO ACHIEVE CITIZEN PARTICIPATION

State law requires cities and counties to make a diligent effort to achieve participation by all segments of the community in preparing a Housing Element. Section 65583[c][6] of the California Government Code specifically requires that:

- The local government 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 program shall describe this effort.

The diligent effort required by State law means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings before adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process. Active involvement of all segments of the community can include one or more of these:

- Outreach to community organizations serving low-income, special needs, and underserved populations;
- Special workshops, meetings, or study sessions that include participation by these groups;
- Establishing an advisory committee with representatives of various housing interests; and
- Public information materials translated into languages other than English if a significant percentage of the population is not English proficient.

To meet the requirements of State law, the City has completed the public outreach and community involvement activities described below.

PUBLIC MEETINGS AND HEARINGS

Public Workshop

The City conducted a public workshop in conjunction with a meeting of the Affordable Housing Steering Committee on June 27, 2013. The meeting included a review which outlined significant information from the Housing Needs Assessment and the Housing Element. The meeting was publicly noticed in the June 20, 2013 edition of the *Winters Express*.

In advance of that June 27, 2013 workshop, the City notified the public via the following mechanisms:

- Publication of a notice through display advertisements in the *Winters Express*;
- Posting on the City's website;
- Posting on the local cable television channel;
- Posting of public notice in City Hall, the public library, and the community center.

Planning Commission

The Planning Commission considered the Draft Housing Element and Housing Needs Assessment on July 23, 2013. The meeting was publicly noticed in the *Winters Express*

and was posted at City Hall. The public notice also initiated the start of the 30-day public comment period. The Draft Housing Element and Draft Housing Needs Assessment were made available for review at City Hall and on the City's website.

In advance of that June 27, 2013 workshop, the City notified the public via the following mechanisms:

- Publication of a notice through display advertisements in the *Winters Express*;
- Posting on the City's website;
- Posting on the local cable television channel;
- Posting of public notice in City Hall, the public library, the community center, the post office, and affordable housing complexes.

[Add City Council meeting for consideration and adoption]

SUMMARY OF PUBLIC COMMENTS AND RESPONSE THERETO

The comments from the Affordable Housing Steering Committee, stakeholders and public at the June 27 meeting were very positive, particularly as it related to the accomplishments in executing the Implementation Programs from the previous Housing Element. Among the goals identified to be attained during the 2013-2021 Housing Element were revisions to the current City of Winters Housing Rehabilitation program to expand eligibility to non-senior disabled households and to non-senior low- and very-low income households. Participants' comments were very positive regarding the City's success in creating and retaining affordable housing during the 2008-2013 Housing Element. Another comment was the suggestion to add commentary to the Draft Housing Element update to reflect the accomplishments attained in the last Housing Element period regarding the homeless population. The Draft Housing Element commentary was updated to reflect those accomplishments. Additional participants at the meeting included the CEO of Yolo County Housing and the Managing Attorney from Legal Services of Northern California, Yolo County Office.

The comments received at the Planning Commission meeting included several comments from commissioners, including a request to modify the restriction for SRO farmworker housing to allow all single farmworkers, rather than just single, male farmworkers and a request to clarify the requirement for universal design portions to specify a percentage. The farmworker housing request was addressed with adoption of Ordinance 2012-8, which allows SRO housing for single farmworkers in the C-2 zone. Program II.18 was modified to reflect the universal design comment. Commissioners also noted the importance of continuing to implement the Inclusionary Housing Ordinance to ensure that affordable housing is spread throughout the community, as required by the General Plan. One member of the public commented, noting a typographical error and asking who determines when inclusionary housing is infeasible or inappropriate. The City Manager responded, explaining that allowing off-site construction or other methods of achieving the affordable housing requirement when "infeasible or inappropriate" was not intended to water down the inclusionary requirement, but rather to ensure that development projects are feasible. The City Manager also explained that an Affordable Housing Agreement is prepared for each development project that is subject to the Inclusionary Housing Ordinance and that the agreement is considered by the City Council. No other public comments were made.

[Add summary of comments received on Housing Element during public review period and summary of comments received at City Council meeting]

VIII. 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 two 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 1992 adopted (1994 revised) General Plan contains several elements with policies related to housing.

The Housing Element is primarily a housing program assistance document, the implementation of which will not directly impact policies in other General Plan elements. The City has reviewed policies in the other elements of the General Plan and has concluded that none of those policies will impede the City’s achievement of, or be inconsistent with, the policies of the Housing Element. 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 resource conservation.

Minor revisions were made to the Housing Element goals, policies, and programs as a result of this update and none of the revisions represent a significant change in policy or direction from the 2008 Housing Element.