

CITY OF WINTERS PLANNING COMMISSION AGENDA

Tuesday, September 27, 2011 @ 6:30 PM

City of Winters Council Chambers
318 First Street
Winters, CA 95694-1923
Community Development Department
Contact Phone Number (530) 795-4910 #114
Email: jenna.moser@cityofwinters.org

Chairman: Wade Cowan
Vice Chairman: Pierre Neu
Commissioners: Bill Biasi, Bruce Guelden, Phillip Meisch, Luis Reyes, Joe Tramontana
Administrative Assistant: Jenna Moser
Community Development Director: Nelia Dyer

I CALL TO ORDER 6:30 PM

II ROLL CALL & PLEDGE OF ALLEGIANCE

III CITIZEN INPUT: Individuals or groups may address the Planning Commission on items which are not on the Agenda and which are within the jurisdiction of the Planning Commission. NOTICE TO SPEAKERS: Speaker cards are located on the first table by the main entrance; please complete a speaker's card and give it to the Planning Secretary at the beginning of the meeting. The Commission may impose time limits.

IV CONSENT ITEM
Approval of Meeting Minutes from the July 26, 2011 regular meeting of the Planning Commission.

V. STAFF/COMMISSION REPORTS

VI DISCUSSION ITEMS:

A. *Information Item – Update on the I-505/SR 128 Land Use Modifications*

Staff will provide a brief update of the City's process to modify land use designations within a project area totaling 140.1 acres in the eastern area of town, on the north and south sides of State Route (SR) 128 (Grant Avenue), and on the west side of and adjoining Interstate (I) 505.

B. *Information Item – Update on the Housing Element Implementation Plan for the 2008-2013 Housing Element*

Staff will provide a brief update of the City's efforts to implement housing programs which will guide the City's land use policies related to the residential development for the current planning period which ends in 2013.

C. *Information Item – Update on the Sacramento Area Council of Government (SACOG) 2013-21 Regional Housing Needs Allocation (RHNA) Process*

Staff will provide a brief update of the 2013-21 RHNA Process.

VII COMMISSION/STAFF COMMENTS

VIII ADJOURNMENT

POSTING OF AGENDA: PURSUANT TO GOVERNMENT CODE § 54954.2, THE COMMUNITY DEVELOPMENT ADMINISTRATIVE ASSISTANT OF THE COMMUNITY DEVELOPMENT DEPARTMENT POSTED THE AGENDA FOR THIS MEETING ON SEPTEMBER 22, 2011.



JENNA MOSER - ADMINISTRATIVE ASSISTANT

APPEALS: ANY PERSON DISSATISFIED WITH THE DECISION OF THE PLANNING COMMISSION MAY APPEAL THIS DECISION BY FILING A WRITTEN NOTICE OF APPEAL WITH THE CITY CLERK, NO LATER THAN TEN (10) CALENDAR DAYS AFTER THE DAY ON WHICH THE DECISION IS MADE.

PURSUANT TO SECTION 65009 (B) (2), OF THE STATE GOVERNMENT CODE "IF YOU CHALLENGE ANY OF THE ABOVE PROJECTS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING(S) DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY PLANNING COMMISSION AT, OR PRIOR TO, THIS PUBLIC HEARING".

MINUTES: THE CITY DOES NOT TRANSCRIBE ITS PROCEEDINGS. ANYONE WHO DESIRES A VERBATIM RECORD OF THIS MEETING SHOULD ARRANGE FOR ATTENDANCE BY A COURT REPORTER OR FOR OTHER ACCEPTABLE MEANS OF RECORDATION. SUCH ARRANGEMENTS WILL BE AT THE SOLE EXPENSE OF THE INDIVIDUAL REQUESTING THE RECORDATION.

PUBLIC REVIEW OF AGENDA, AGENDA REPORTS, AND MATERIALS: PRIOR TO THE PLANNING COMMISSION MEETINGS, COPIES OF THE AGENDA, AGENDA REPORTS, AND OTHER MATERIAL ARE AVAILABLE DURING NORMAL WORKING HOURS FOR PUBLIC REVIEW AT THE COMMUNITY DEVELOPMENT DEPARTMENT. IN ADDITION, A LIMITED SUPPLY OF COPIES OF THE AGENDA WILL BE AVAILABLE FOR THE PUBLIC AT THE MEETING. COPIES OF AGENDA, REPORTS AND OTHER MATERIAL WILL BE PROVIDED UPON REQUEST SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT. A COPY FEE OF 25 CENTS PER PAGE WILL BE CHARGED.

ANY MEMBER OF THE PUBLIC MAY SUBMIT A WRITTEN REQUEST FOR A COPY OF PLANNING COMMISSION AGENDAS TO BE MAILED TO THEM. REQUESTS MUST BE ACCOMPANIED BY A CHECK IN THE AMOUNT OF \$25.00 FOR A SINGLE PACKET AND \$250.00 FOR A YEARLY SUBSCRIPTION.

OPPORTUNITY TO SPEAK, AGENDA ITEMS: THE PLANNING COMMISSION WILL PROVIDE AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO ADDRESS THE COMMISSION ON ITEMS OF BUSINESS ON THE AGENDA; HOWEVER, TIME LIMITS MAY BE IMPOSED AS PROVIDED FOR UNDER THE ADOPTED RULES OF CONDUCT OF PLANNING COMMISSION MEETINGS.

REVIEW OF TAPE RECORDING OF MEETING: PLANNING COMMISSION MEETINGS ARE AUDIO TAPE RECORDED. TAPE RECORDINGS ARE AVAILABLE FOR PUBLIC REVIEW AT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR 30 DAYS AFTER THE MEETING.

THE COUNCIL CHAMBER IS WHEELCHAIR ACCESSIBLE

CITY OF WINTERS COMMUNITY DEVELOPMENT DEPARTMENT
Current Projects List as of September 12, 2011
(530) 795-4910, extension 114, www.cityofwinters.org

* *New information in italics*

PROJECT	DESCRIPTION & PROCESS	LAST ACTION	NEXT ACTION
(1) Winters Highlands, Meyer Crest, Bert Meyer (530) 242-2010	Application filed to develop 413 single-family and 30 multi-family residential units in northwestern part of city.	City Council approved the Second Amendment to the Development Agreement on January 6, 2009. Applicant in October 2007 decided to defer construction of the project.	Applicant submittal of Final Map and Improvement Plans. Project not active.
(2) Winters Village, Bob Thompson (West project) (707) 372-9355	Proposal to develop 10 attached single-family residences on the southwest corner of East Main and East Baker Streets.	City Council approved the First Amendment to the Development Agreement on January 20, 2009 City Council approved Tentative Subdivision Map on April 19, 2005.	Applicant submittal of Final Map and Improvement Plans. Project not active.
(3) Callahan Estates, Winters Investors LLC, John Peterson (925) 682-4830	Proposal to develop 120 single-family residential lots in northwest part of city.	City Council approved the First Amendment to the Development Agreement on January 20, 2009	Applicant submittal of Final Map and Improvement Plans. Project not active.
(4) Creekside Estates, Jim Wirth (916) 617-4248	Proposal to develop 40 single-family residential lots at southwest part of city.	City Council approved Tentative Subdivision Map on April 19, 2005.	Project not active.
(5) Hudson-Ogando, Winters Investors LLC, John Peterson (925) 682-4830	Proposal to develop 72 single-family residential lots in northwest part of city.	City Council approved the First Amendment to the Development Agreement on January 20, 2009	Applicant submittal of Final Map and Improvement Plans.
(6) Cottages at Carter Ranch Phase 2, Sacramento Pacific Development, Mark Wiese (916) 853-9800	Proposal to develop 6 single-family residential affordable lots (moderate-income households) north of Rancho Arroyo Detention Facility.	-Planning Commission approved Tentative Subdivision Map on November 23, 2004. -City Council approved the applicant's request for infrastructure funding on November 3, 2009.	Applicant submittal of Final Map and Improvement Plans.
(7) Casitas at Winters, Napa Canyon LLC, Mark Power (707) 253-1339	Proposal for 5-unit tentative subdivision map at a site on West Grant Avenue east of Tomat's restaurant. Tentative Subdivision Map, Planned Development Overlay, and PD Permit.	City Council at its January 15, 2008 meeting took final action by approving the Rezone Ordinance.	Applicant submittal of Final Map and Improvement Plans.
(8) Mary Rose Gardens, DAS Homes, Inc., Dave Snow (530) 666-0506	Proposal to develop 26 single-family homes and one duplex unit on the north side of West Grant Avenue west of Cemetery Lane. Tentative Subdivision Map, Planned Development Overlay, PD Permit, Rezone, Inclusionary Housing Agreement, and Development Agreement.	Applicant declined option to purchase project property.	Project not active.
(9) Anderson Place, Eva Brzeski (415) 887-9300	Proposal to develop up to 28 mostly attached single-family residences and 9 commercial spaces at 723 Railroad Avenue. Interim use of C2 portion of the site for boat and RV storage, sales and repair.	First Amendment to Development Agreement adopted by City Council on June 3, 2008 CUP for boat & RV storage, sale & repair approved by Planning Commission on May 27, 2008.	Applicant to demo building and establish interim boat & RV storage, sales and repair. Applicant submittal of Final Map and Improvement Plans.

CITY OF WINTERS COMMUNITY DEVELOPMENT DEPARTMENT
Current Projects List as of September 12, 2011
(530) 795-4910, extension 114, www.cityofwinters.org

(10) Pearse Parcel Map, Thomas Pearse (530) 795-5901	Proposal for 4-unit parcel map at the south end of Third Street.	Planning Commission on October 9, 2007 approved project.	Applicant submittal of Final Map and Improvement Plans.
(11) Winters Commercial, Granite Bay Holdings, LLC, Tyler Wade (916) 580-1855	Proposal to develop 4.52 acres on south side of Grant Avenue directly west of Round Table Pizza complex for 49,500 square feet of commercial and office uses. Site Plan. Application submitted on August 17, 2007 and deemed complete on October 22, 2007.	-Per COW Municipal Code, Chapters 17.20 (Use Permits) and 17.36 (Design Review), Community Development Director approved an extension for both permits on December 5, 2008. -Community Development Agency purchased the subject site in Summer 2009. CDA issued RFP for development of site in October 2009.	Community Development Agency (CDA) approved an extension of an Exclusive Negotiating Rights Agreement By and Between the CDA and Yackzan Group, Inc, for the Development of the Grant Avenue Commercial Property.
(12) Winters Estates Annexation, Winters Estates LLC, Helmut Sommer 707-678-9000	Proposal to annex 80 acres (APNs 030-210-05 & 08) adjacent to County Road 88 and within the City's General Plan Area.	City issuance of incomplete application letter on February 1, 2008.	Project Inactive/Closed out
(13) Monticello Mixed-Use Project	Application for Site Plan Review and Design Review, and CUP for the construction of a mixed-use project (commercial/retail, office and residential) on 0.42 acre on the east side of Railroad Ave. between Abbey St. and Main St, in downtown Winters CBD.	CDA at its September 2, 2008 meeting approved the DDA for the project	Not active/DDA expired
(14) Orchard Village, CVCAH/Pacific West Communities, Shellan Miller (208) 461-0022 Ext. 3033	Proposal to construct 74 multifamily (workforce housing) units on 10.6 acres between Railroad Ave, and Dutton Street extension, north of East Grant Ave. To include 1-, 2-, 3-, and 4-bedroom units + a community center.	Planning Commission approved Site Plan (Design Review) and adopted MND and MMP on January 27, 2009. Appeal of PC's decision was filed on February 4, 2009 by Catherine Jimenez. City Council denied the appeal at the March 3, 2009 City Council Meeting. Applicant submitted improvement and building plans in October 2009.	Complete
(15) St. Anthony's Catholic Church Parish & Rectory, Roman Catholic Church of Sacramento/ McCandless & Associates (530) 662-9146	Proposal to construct a new Catholic Church and associated site work at the corner of Main & Grant Streets.	-On April 21, 2009, the City Council approved the ordinance to rezone the property, adding a PD overlay. -Applicant submitted improvement and building plans in December 2009.	Issuance of Building Permit(s)
(16) 115 E. Grant Avenue	Proposal to construct a fueling canopy and install 4 new	Planning Commission approved the	Complete

CITY OF WINTERS COMMUNITY DEVELOPMENT DEPARTMENT
Current Projects List as of September 12, 2011
(530) 795-4910, extension 114, www.cityofwinters.org

Fueling Canopy, David Lorenzo (530) 795-3214	fueling dispensers at 115 E. Grant Avenue.	Design Review (Site Plan) on February 24, 2009.	
(17) Turkovich Family Wines, 304 Railroad Avenue, (530) 795-2767	Application for a Conditional Use Permit to operate a wine tasting room at 304 Railroad Avenue	Application was filed on January 29, 2009. Planning Commission approved the Conditional Use Permit for the project on March 24, 2009.	Complete
(18) The Tree House Children's Center, 418 Haven Street, (530) 304-8248	Application for a Conditional Use Permit to operate a children's center at 418 Haven Street	Application was filed on March 19, 2009. Planning Commission approved the Conditional Use Permit for the project on April 28, 2009.	Complete
(19) Winters Community Church, 113 Main Street, (530) 795-5530	Application for a Conditional Use Permit to operate a religious institution at 113 Main Street	Application was filed on April 6, 2009. Planning Commission approved the Conditional Use Permit on May 26, 2009.	Complete
(20) Turkovich Family Winery, 22-A Main Street, (530) 795-2767	Application for a Conditional Use Permit to operate a winery at 22-A Main Street	Application was filed on June 6, 2009. Planning Commission approved the Conditional Use Permit on July 14, 2009.	Complete
(21) Winters Healthcare Foundation Administrative Offices, 310 Main Street, (530) 795-5200	Application for a Conditional Use Permit to conduct an office use in a residential zone	Application was filed on July 8, 2009. Planning Commission approved the Conditional Use Permit on August 25, 2009	Complete
(22) AT&T Cell Tower Co-location at Rd 88 & Rd 32A, (916)601-1123	Application for a Conditional Use Permit to co-locate additional antennas on an existing tower at Rd 88 & 32A. The existing cell tower is located on City property	Application was filed on July 17, 2009. Planning Commission approved the Conditional Use Permit on August 25, 2009.	Complete
(23) 111-115 Main Street Façade Improvement Project (530) 795-3506	Design Review application for the façade improvement of 111-115 Main Street.	Application was filed on October 10, 2009. Planning Commission approved the Design review Application on October 27, 2009.	Applicant submittal of improvement and building plans.
(24) Main Street Cellars Wine Café, 9 East Main Street, Suite J (209) 304-7953	Application for a Conditional Use Permit to operate a wine bar at 9 East Main Street, Suite J	-Application was filed on October 30, 2009. Public hearing scheduled for November 24, 2009 -Planning Commission approved Conditional Use Permit on November 24, 2009	Complete
(25) Burger King/Union 76 at East Grant Avenue and	Application for a Design Review/Site Plan and Sign Permit to construct a co-brand fuel station, convenience store and fast	-Application was filed on December 7, 2009. The application was	Improvement and building plans submitted for review.

CITY OF WINTERS COMMUNITY DEVELOPMENT DEPARTMENT
Current Projects List as of September 12, 2011
(530) 795-4910, extension 114, www.cityofwinters.org

<p>County Road 90 (530) 755-4700</p>	<p>food restaurant at East Grant Avenue and CR 90. A sign permit is required for the proposed freeway sign.</p>	<p>deemed "incomplete" by staff on January 4, 2010. - Public Hearing and Informational Item scheduled for January 26, 2010. -A public hearing was scheduled for a special Planning Commission meeting on August 10, 2010. The Planning Commission approved the application. On August 20, 2010, the City received a notice of appeal of the Planning Commission's Action. -Appeal Hearing was scheduled for a special City Council meeting on Wednesday, September 29, 2010. - City Council denied the appeal and upheld the Planning Commission's decision at the special City Council meeting held on September 29, 2010.</p>	
<p>(26) Tentative Parcel Map for Jordan Family (530)662-1755</p>	<p>Application for Tentative Parcel Map for property located southwest of I-505/SR 128 to realign the proposed Gateway Drive street alignment and reconfigure the lots to match the new alignment.</p>	<p>-Application was filed on December 16, 2009. The application was deemed "incomplete" by staff on January 12, 2010. -The application was deemed complete on March 10, 2010. A public hearing was scheduled for the May 25, 2010 Planning Commission Meeting. The Planning Commission recommended approval of the Tentative Parcel Map to the City Council. - The City Council held a public hearing and approved the tentative parcel map on June 5, 2010.</p>	
<p>(27) Kristensen Drywall and Pearce Heating & Air Conditioning, 27990 CR 90.</p>	<p>Application for a Conditional Use Permit (CUP) to operate light general manufacturing uses in a Light Industrial (M-1) zone at 27990 CR 90.</p>	<p>Application was filed on February 18, 2010. A public hearing for the application was scheduled for the</p>	<p>Active Business</p>

CITY OF WINTERS COMMUNITY DEVELOPMENT DEPARTMENT
Current Projects List as of September 12, 2011
(530) 795-4910, extension 114, www.cityofwinters.org

(530) 795-8800			March 23, 2010 Planning Commission Meeting. The Commission approved the CUP at the March 23, 2010 meeting.	
(28) Briggs & Co., 820 Railroad Avenue, (530) 795-9505	Application for a Conditional Use Permit (CUP) for extension of a non-conforming use at 820 Railroad Avenue.		Application was filed on March 1, 2010. A public hearing for the application was scheduled for the March 23, 2010 Planning Commission meeting. The public hearing was continued off calendar. Another public hearing was scheduled for the August 24, 2010 Planning Commission meeting. The public hearing was continued off calendar by staff.	
(29) Preserve, Inc., 200 and 202 Railroad Avenue, (530) 795-3816	Application for a Conditional Use Permit (CUP) to amend an existing conditional use permit for on-site sale and consumption of alcoholic beverages at 200 and 202 Railroad Avenue to include the space at 3 Russell Street		Application was filed on March 4, 2010. A public hearing for the application was scheduled for the March 23, 2010 Planning Commission (PC) Meeting. The public hearing was continued to a special PC meeting on April 5, 2010. PC approved the CUP at the meeting on April 5, 2010.	Complete/Active Business
(30) Main Street Plaza, 111 Main Street, (530) 795-3214	Application for a Sign Permit and Variance to modify a nonconforming sign location at 111 Main Street		Application was filed on March 4, 2010. A public hearing for the application was scheduled for the March 23, 2010 Planning Commission (PC) Meeting. PC approved the variance at the meeting on March 23, 2010.	Complete
(31) New Single Family Home, 415 First Street, (916) 600-5401	Application for a Site Plan (Design Review) application for the construction of a new single-family, single-story house at 415 First Street		Application was filed on April 2, 2010. A public hearing for the application was scheduled for the April 27, 2010 Planning Commission (PC) Meeting. PC approved the Design Review application at the meeting on April 27, 2010.	Complete
(32) Addition to Existing	Application for a Site Plan (Design Review) application for the		Application was filed on April 9,	Complete

CITY OF WINTERS COMMUNITY DEVELOPMENT DEPARTMENT
Current Projects List as of September 12, 2011
(530) 795-4910, extension 114, www.cityofwinters.org

<p>Single-Family Residence, 455 Russell Street, (530) 867-6444</p>	<p>construction of a 1,500 square-foot addition to an existing single family residence at 455 Russell Street</p>	<p>2010. A public hearing for the application was scheduled for the April 27, 2010 Planning Commission (PC) Meeting. PC approved the Design Review application at the meeting on April 27, 2010.</p>	
<p>(33) Parcel Map for 101 East Grant Avenue, (530) 668-5883</p>	<p>Application for the dedication of right-of-way for the Walnut Lane Re-Alignment Project and splitting one lot into two new lots at 101 East Grant Avenue (APN 003-350-06)</p>	<p>Application was filed on June 1, 2010. A public hearing for the application was scheduled for the June 22, 2010 Planning Commission Meeting. It has been continued to a special meeting in July due to the need for additional time to process the preliminary map with Yolo County. A public hearing was scheduled for the August 24, 2010 Planning Commission. Parcel map was approved at the Planning Commission meeting on August 24, 2010.</p>	<p>Complete</p>
<p>(34) 22 Main Street, (530) 795-2060</p>	<p>Application for a Conditional Use Permit (CUP) to operate a wine tasting room at a proposed boutique/gift shop to be located at 22 Main Street</p>	<p>Application was filed on June 10, 2010. Staff could not process the project until ordinance relevant to the project was amended. A public hearing for the project was held on October 26, 2010. The Planning Commission approved the issuance of the CUP.</p>	<p>Active Business</p>
<p>(35) 113 Main Street, CUP for Anytime Fitness (650) 483-2201</p>	<p>Application for a Conditional Use Permit (CUP) to operate a 24-hour gym at 113 and 115 Main Street</p>	<p>Application was filed on September 14, 2010. A public hearing for the project was held on October 12, 2010. The Planning Commission approved the issuance of the CUP.</p>	<p>Construction completed/Active Business</p>
<p>(36) Winters Self Storage, 807 Railroad Avenue, Site Plan/Design Review, Variances and CUP</p>	<p>Application to expand the existing use at 807 Railroad</p>	<p>Application was filed in November 2011. An information item is scheduled for the April 26, 2011 Planning Commission. The public hearing for the project is tentatively scheduled for the May 24th Planning</p>	<p>Applicant submittal of improvement and building plans</p>

CITY OF WINTERS COMMUNITY DEVELOPMENT DEPARTMENT
Current Projects List as of September 12, 2011
(530) 795-4910, extension 114, www.cityofwinters.org

			Commission meeting. The public hearing was continued to the regular meeting of the Planning Commission on June 28, 2011. The Planning Commission approved the variances, CUP, and Site Plan/Design Review.	
(37) Turkovich Family Wines, 304 Railroad Avenue – CUP Mod	Application for a modification of an existing conditional use permit to expand the business into 306 Railroad Avenue, the basement beneath 304 Railroad Avenue, and the sidewalk area in front of 304 and 306 Railroad Avenue.		Application was filed in April 2011. A public hearing was scheduled for the April 26, 2011 Planning Commission Meeting. The Planning Commission approved the CUP modification on April 26, 2011.	Improvement and building plans submitted for review.
(38) John Neil, Access Manufacturing, 1801 Railroad Avenue, Design Review	Application to construct an approx. 1,500 square foot modular office building for temporary use at 1801 Railroad Avenue		Application was filed in April 2011. A public hearing was scheduled for the April 26, 2011 Planning Commission Meeting. The Planning Commission approved the project on April 26, 2011.	Applicant submittal of improvement and building plans
(39) Eric Doud, Northeast corner of East Abbey Street and Railroad Avenue – CUP and Design Review	Application to construct an approx. 1500 square foot modular office building for the American Council for Food Safety & Quality at the northeast corner of Railroad Avenue and East Abbey Street, adjacent to the Mariani Nut Processing Warehouse.		Application was filed in June 2011. A public hearing is scheduled for the July 26, 2011 Planning Commission Meeting. <i>The Planning Commission approved the project on July 26, 2011.</i>	<i>Improvement and building plans submitted for review.</i>
Ordinances/Resolutions				
Code Enforcement Ordinance	Preparation of Ordinance to adopt Title 19 (Code Enforcement) to the Winters Municipal Code.		-Presentation to Planning Commission on November 24, 2009. -Presentation to City Council on December 1, 2009. -Adopted by City Council in January 2010.	
General Plan Horizon Year Extension	Extend the General Plan Horizon Year Extension from 2010 to 2018.		CC approved the extension on September 1, 2009. Staff prepared and presented the Work Plan resulting from the extension to the PC on October 27, 2009	
Affordable Housing Ordinance	Preparation of an Ordinance to add Chapter 17.200 to the Winters Municipal Code (Zoning) pertaining to Affordable		-Reviewed favorably by Affordable Housing Steering Committee on	

CITY OF WINTERS COMMUNITY DEVELOPMENT DEPARTMENT
Current Projects List as of September 12, 2011
(530) 795-4910, extension 114, www.cityofwinters.org

	Housing Requirements	November 3, 2009. -PC recommended approval to City Council on November 24, 2009. -City Council adopted the Affordable Housing Ordinance on January 5, 2010	
Housing Element	Preparation and Adoption of Housing Element Update for the 2008-2013 Planning Period	City Council adopted the Housing Element Update on September 1, 2009.	Staff preparing ordinances specified in the 2008-13 Housing Element Update.
Grant Avenue Design Guidelines	Preparation and Adoption of the Grant Avenue Design Guidelines	Public Hearing and Consideration of a Recommendation to the City Council of the Adoption of the Grant Avenue Design Guidelines is scheduled for the July 26, 2011 Planning Commission Meeting The Planning Commission recommended adoption of the Guidelines to the City Council. The City Council adopted the Guidelines on August 16, 2011	
Ordinance to Prohibit the Establishment of Businesses or Uses Prohibited by State and/or Federal Law	Preparation and Adoption of an Ordinance to Prohibit the Establishment of Businesses or Uses Prohibited by State and/or Federal Law.	Public Hearing and Consideration of Recommendation to the City Council of the subject Ordinance is scheduled for the July 26, 2011 Planning Commission Meeting. The City Council adopted the Ordinance on September 6, 2011.	
CDA Projects			
Abbey Street Partial Abandonment	Partial abandonment of East Abbey St to allow for Monticello development	PC accepted GP consistency report and recommended to Council 4/22/08. CDA at its September 2, 2008 meeting approved the DDA for the project.	Applicant submittal of improvement and building plans for the Monticello Project
Public Safety Facility	Application for Site Plan Review and Design Review, CUP and Variance for the construction of the City's public safety facility on 2.78 acres of the Ogando-Hudson Subdivision (Grant Ave @ West Main Street)	PC hearing on 7/22/08 – PC approved project subject to COAs presented in staff report.	Received Temporary Certificate of Occupancy on September 7, 2011.
City Parking Lot at Abbey and First Street	Design Review Application for the temporary renovation of the City's parking lot at First and Abbey Streets	Planning Commission approved the Site Plan on October 27, 2009	Under Construction

MINUTES OF THE WINTERS PLANNING COMMISSION MEETING HELD JULY 26, 2011

DISCLAIMER: These minutes represent the interpretation of statements made and questions raised by participants in the meeting. They are not presented as verbatim transcriptions of the statements and questions, but as summaries of the point of the statement or question as understood by the note taker.

Chairman Neu called the meeting to order at 6:30PM.

PRESENT: Commissioners Cowan, Guelden, Meisch, and Chairman Neu.

ABSENT: Commissioner Tramontana

STAFF: Community Development Director Nelia Dyer, City Manager John Donlevy, City Police Chief Bruce Muramoto, City Attorney John Wallace, Lieutenant Sergio Gutierrez, City Clerk Nanci Mills, Housing Programs Manager Dan Maguire, Building Official Gene Ashdown, Interim Contract Assistant City Attorney Kara Ueda, , and Administrative Assistant Tracy Jensen

Commissioner Wade Cowan led the Pledge of Allegiance.

CITIZEN INPUT: None

COMMUNICATIONS: None

STAFF REPORTS: None

COMMISSION REPORTS: None

CONSENT ITEM: Approve minutes of the June 28, 2011 Meeting of the Planning Commission.

Motion by Commissioner Guelden, Second by Commissioner Meisch to approve minutes of the June 28, 2011 Meeting of the Planning Commission.

AYES: Commissioners Cowan, Guelden, Meisch, and Chairman Neu.

NOES: None

ABSTAIN: None

ABSENT: Commissioner Tramontana

DISCUSSION ITEM:

A. Swearing in of New and Returning Planning Commissioners and Selection of Chairman and Vice Chairman of the Planning Commission

Bruce Guelden, Luis Reyes, and Bill Biasi were sworn in as Planning Commissioners by City Clerk Nanci Mills.

MINUTES OF THE WINTERS PLANNING COMMISSION MEETING HELD JULY 26, 2011

Commissioner Guelden nominated Commissioner Cowan as Chairman of the Planning Commission. The Planning Commission voted unanimously for Commissioner Cowan for the position of Chairman.

Commissioner Guelden nominated Commissioner Neu as Vice Chairman of the Planning Commission. The Planning Commission voted unanimously for Commissioner Neu for the position of Vice Chairman.

B. Public Hearing and Consideration of a Planning Application for a Variance from the Winters Municipal Code, Chapter 8.20 (Noise Control) for construction-related noise resulting from the Putah Creek Realignment Project

The Public Hearing for this item was cancelled. Community Development Director Dyer stated that the applicant requested that the planning application for the variance be rescinded.

C. Public Hearing and Consideration of a Recommendation to the City Council of the Adoption of an Ordinance to amend Title 17 of the Winters Municipal code to Prohibit the Establishment and Operation of Businesses and Uses Prohibited by State or Federal Law.

City Attorney John Wallace provided an overview of the proposed ordinance. Lieutenant Sergio Gutierrez presented a PowerPoint presentation of medical marijuana dispensaries (MMDs) in Sacramento.

Commissioner Meisch stated that the staff report notes that other law enforcement agencies were consulted during staff's research of MMDs. Commissioner Meisch asked that City Attorney Wallace provide the names of the agencies. City Attorney Wallace stated that Yolo Narcotic Enforcement Team (YONET) and the City Attorneys of Davis, Rio Vista, and Sacramento County were consulted.

Commissioner Meisch asked City Attorney Wallace whether he researched or talked to other jurisdictions that permit MMDs. City Attorney Wallace said that he contacted a representative from the City of Santa Barbara, who informed him that they had planned to regulate MMDs in the City. Mr. Wallace also spoke with representatives of two cities at a recent conference for city and county attorneys, both of which did not allow MMDs. Commissioner Meisch further questioned Mr. Wallace on where the information for the report was obtained. Mr. Wallace said that in addition to his research online and discussions with other cities, he also spoke with representatives of YONET.

Commissioner Meisch asked City Attorney Wallace if he had asked the representative from the City of Santa Barbara whether they looked into the fiscal impact of MMDs on their jurisdiction. Mr. Wallace said that he did not discuss this specific aspect with Santa Barbara; however, he did know that the City of Oakland surcharged dispensaries for additional resources.

MINUTES OF THE WINTERS PLANNING COMMISSION MEETING HELD JULY 26, 2011

Commissioner Meisch asked City Attorney Wallace whether the City of Winters could be challenged if MMDs were permitted. Mr. Wallace stated that under the Controlled Substances Act, marijuana is classified as a Schedule 1 drug, which means that the federal government considers marijuana to be an illegal substance; thus, authorizing an illegal activity without capabilities of adequately monitoring the activities of this use could be viewed by the courts as illegal.

Chairman Cowan acknowledged the e-mail from Debra DeAngelo, who urged the Planning Commission to postpone the public hearing. Chairman Cowan asked Community Development Director Dyer if additional letters were received prior to the meeting. Ms. Dyer said no.

Chairman Cowan opened the public hearing at 7:15 PM.

Winters resident and school teacher Jessie Loren addressed the points made by Lieutenant Gutierrez in his presentation. She asked that City staff further research the issue by reviewing ordinances of small cities similar to Winters rather than collecting information from large cities such as Sacramento or Oakland.

Winters resident Carol Ellis stated that the Sacramento County Sheriff has said that MMD pose no more risk than any other business. She also mentioned that in Sacramento, a 4 percent sales tax is charged on top of the current tax rate for these businesses.

Chairman Cowan closed the public hearing at 7:24 PM.

Motion by Commissioner Guelden, Seconded by Vice Chairman Neu to recommend to the City Council of the Adoption of an Ordinance to amend Title 17 of the Winters Municipal code to Prohibit the Establishment and Operation of Businesses and Uses Prohibited by State or Federal Law.

AYES: Commissioner Biasi, Chairman Cowan, Commissioner Guelden, Vice Chairman Neu, and Commissioner Reyes

NOES: Commissioner Meisch

ABSTAIN: None

ABSENT: Commissioner Tramontana

D. Public Hearing and Consideration of a Recommendation to the City Council of the Adoption of a Resolution for the Grant Avenue Design Guidelines and an Ordinance Amending the Text of the Winters Municipal Code, Chapter 17.36 (Design Review)

Community Development Director Dyer provided an overview of the design guidelines in a PowerPoint presentation. She also thanked the Economic Development Advisory Committee (EDAC) members and staff for their contribution to this effort.

MINUTES OF THE WINTERS PLANNING COMMISSION MEETING HELD JULY 26, 2011

Commissioner Biasi mentioned that through his review of the guidelines, he noticed that the zoning modifications to the land in the Gateway Area that were discussed in the EDAC meetings were not included in the guidelines. He then asked Ms. Dyer whether staff is working on this effort. Ms. Dyer stated that staff is working with a contract planner and the Assistant City Attorney on developing a project description to explain the general plan and zoning changes discussed in the meetings. Ms. Dyer clarified that the project description is needed to proceed with the environmental review, one of the several steps of this effort.

Chairman Cowan questioned whether the changes to the General Plan and zoning changes will go to City Council for their approval. Ms. Dyer said yes, but not with the approval of the Design Guidelines. Once the Planning Commission makes a recommendation on the Design Guidelines this evening, staff will schedule the item at the next City Council meeting.

Chairman Cowan opened the public hearing at 7:38 PM

Economic Development Advisory Committee member Bill Hailey echoed Ms. Dyer's comments, thanking the other appointees and staff as well as the leadership of John Donlevy with the development of the Design Guidelines. Mr. Hailey recommended that another step be added to the approval process (Appendix A) that includes an opportunity for a public meeting with the developer of a project.

Chairman Cowan asked Ms. Dyer whether the Planning Commission would be the body to hold the public hearing with the developer. Ms. Dyer stated yes, since design review is ultimately under the Planning Commission's purview. Ms. Dyer added that in the past, City staff has scheduled larger projects as information items (no decision) with a public hearing to allow the members of the public to provide input on a proposed project. Ms. Dyer concluded that this step can be added to Appendix A if the Planning Commission agrees.

Yolo County resident Lanette McClure expressed her concern with the removal of the Economic Development Commission from the Design Review Ordinance in the Winters Municipal Code.

Vice Chairman Neu questioned staff regarding the disbandment of the Economic Development Commission. City Manager John Donlevy stated that this Commission was disbanded prior to his employment in 2001 due to the lack of commercial development in years past.

Chairman Cowan closed the public hearing at 7:50 PM

Commissioner Guelden commended the Committee members and staff for their time and input in the development of these guidelines and stated that he was impressed with the entire process. Based upon his review of the guidelines, Commissioner Guelden expressed his belief that the guidelines will help streamline the process.

MINUTES OF THE WINTERS PLANNING COMMISSION MEETING HELD JULY 26, 2011

Vice Chairman Neu asked staff whether the step regarding the public hearing could be added to the process. Ms. Dyer stated that staff could add the step with the caveat that it would depend on the scale of the project and be at the discretion of the Community Development Director. The Design Review Ordinance (Winters Municipal Code, Chapter 17.36) already states that the applicant can request to present their project to the Planning Commission for conceptual design review.

Commissioner Biasi stated that the requirement for the public hearing may not be necessary or it should be at the discretion of staff. Commissioner Biasi further stated that the EDAC and staff considered and incorporated the concerns of the community members into the development of the Design Guidelines.

Chairman Cowan thanked all of those who worked on the Design Guidelines. Chairman Cowan stated that Mr. Hailey made an excellent point during the process: the addition of “shall” or “must” to the guidelines is a positive; it will work well for developers. If used as intended, Chairman Cowan said that the process should be a simple one before a project comes before the Planning Commission.

Motion by Vice Chairman Neu, Seconded by Commissioner Biasi to recommend to the City Council the adoption of a Resolution for the Grant Avenue Design Guidelines and an Ordinance amending the text of the Winters Municipal Code, Chapter 17.36 (Design Review).

AYES: Commissioner Biasi, Chairman Cowan, Commissioner Guelden, Vice Chairman Neu, Commissioner Meisch and Commissioner Reyes

NOES: None

ABSTAIN: None

ABSENT: Commissioner Tramontana

E. Public Hearing and Consideration of a Planning Application for Design Review Approval of a Site Plan and Conditional Use Permit for the construction of a 1,500-square foot modular structure to house a field office for the American Council for Food Safety & Quality to be located on the northeast corner of Railroad Avenue and East Abbey Street, adjacent to the Mariani Nut Processing Warehouse

Community Development Director Dyer provided an overview of the project and the recommended conditions of approval. She added that the contract City Engineer has reviewed the plan and has provided conditions of approval that are included in the staff report.

Commissioner Biasi expressed his concern that ADA improvements are not shown on the plans such as access to building. He stated that he would ask the project representative questions regarding his concerns.

Chairman Cowan opened the public hearing at 8:06 PM.

MINUTES OF THE WINTERS PLANNING COMMISSION MEETING HELD JULY 26, 2011

Robert Miller representing the applicant (Eric Doud) stated that he is the structural engineer for the project, and that he could answer questions regarding structural engineering.

Commissioner Biasi questioned why ADA improvements were absent from the plans for the proposed building, particularly the floor plans. Mr. Miller stated that he could not address his concerns. Ms. Dyer stated that the review of interior improvements are not under the purview of the Planning Commission; only the exterior of the building is reviewed and decided upon by the Planning Commission. Building Official Gene Ashdown checks interior building items against the California Building Code after the project is approved and construction plans are submitted. Ms. Dyer added that the City Engineer also reviews the construction plans.

Commissioner Biasi stated that based upon his review of the plans, there is no lighting proposed for the parking area. He further stated that lighting should be provided for the parking area and added as a condition of approval. In addition, Commissioner Biasi noted that the pavement between the back of the proposed building and the sidewalk needs to be extended, and there should be more landscaping around the skirting.

Gus Mariani, a representative of the Mariani Nut Company and project proponent, stated that they will address the ADA issues as well as the recommended conditions of approval.

Chairman Cowan closed the Public Hearing at 8:16 PM

Chairman Cowan expressed his concern that the project applicant, Eric Doud, was not present for the public hearing and consideration of the item. Chairman Cowan emphasized that any design deviations from the approved plans that are brought to staff shall be brought back to the Planning Commission for review and approval.

Commissioner Biasi stated that he wants to see the office built; however, he is concerned with the approval of this building without seeing the plans with the ADA improvements and other recommended conditions of approval addressed.

Chairman Cowan stated that he is fine with the design, the look of the proposed building; however, he is concerned that the project applicant will not follow the plans as presented and conditioned. He added that Mr. Ashdown will take care of the ADA issues and the Engineering staff will address on and off-site improvements.

Thomas Jones, a representative from the American Council for Food Safety, provided a summary of the activities that will take place in the proposed building.

Motion by Vice Chairman Neu, Seconded by Commissioner Guelden to approve the Conditional Use Permit and Design Review Application for the 1,500-square foot modular office structure at the northeast corner of Railroad Avenue and East Abbey, as amended to include Condition of Approval #43, which states:

**MINUTES OF THE WINTERS PLANNING COMMISSION MEETING HELD
JULY 26, 2011**

43. *The applicant shall provide outdoor lighting in the parking area for the project. The applicant shall show the outdoor lighting on the improvement plans for review and approval by the City Engineer and the Community Development Director.*

AYES: Commissioner Biasi, Chairman Cowan, Commissioner Guelden, Commissioner Meisch, Vice Chair Neu, and Commissioner Reyes

NOES: None

ABSTAIN: None

ABSENT: Commissioner Tramontana

COMMISSIONER/STAFF COMMENTS:

Chairman Cowan announced that a Clean-up and Fix-up of City Park was scheduled for August 6, 2011 from 7:30 AM to 12:30 PM.

Motion by Commissioner Guelden, seconded by Commissioner Meisch to adjourn the meeting. The meeting was adjourned at 8:25 PM.

ATTEST:

Tracy Jensen, Administrative Assistant

Wade Cowan, Chairman



PLANNING COMMISSION
STAFF REPORT

TO: Chairman and Planning Commissioners
DATE: September 27, 2011
FROM: Nelia C. Dyer, Community Development Director
SUBJECT: Information Item - Update on the I-505/SR 128 Land Use Modifications

RECOMMENDATION: None. The purpose of this information item is to update the Planning Commission on the City's process to modify land use designations within a project area totaling 140.1 acres in the eastern area of town, on the north and south sides of State Route (SR) 128 (Grant Avenue), and on the west side of and adjoining Interstate (I) 505.

BACKGROUND: The current City General Plan was adopted in May of 1992. The area within the project that lies north of SR 128 (the Skreeden, Manas, Ali, and Ghai properties) was annexed into the City of Winters in 1993 (the Matz Annexation). The Jordan and McClish properties were contemplated for urban development in the 1993 Gateway Master Plan, and subsequently annexed into the City in 1995 (the North Grant Avenue Annexation). The history of the Robata and Christie properties was not researched but both properties were within the City limits prior to 1992.

The original Planned Commercial (PC) and Medium Density Residential (MR) zoning on the Skreeden and the Planned Industrial (MP) zoning on the McClish property reflect zones that no longer exist in the City Zoning Ordinance. In 2003, the City Council adopted Resolution 2003-13 and Ordinance 2003-01, which rezoned the Skreedan Property from Medium Density (MR) to Single Family (R-1). In January 2010 as part of staff analysis for re-mapping of the Jordan property a Planning Director interpretation was issued that the MP zoning on the property is equivalent to the BIP/PD zone. In September 2010, legal counsel for the City determined that the PC zoning is effectively Neighborhood Commercial (C-1).

State law requires that the General Plan land use designations and zoning districts for any given property be consistent; however, this was never fully accomplished for the entirety of the project acreage. Available records and maps suggest that various "planned development" General Plan land use designations (PC and PCB or what is sometimes shown as PC/BP) were misinterpreted as zoning districts, and intermingled and unclearly applied to properties within the project area. Similarly the PD zoning overlay appeared to have been inaccurately applied as a General Plan designation for several of the properties as well.

In order to clarify the land use and zoning designations of the subject properties, establish consistency between the City General Plan and zoning ordinance for the subject properties, eliminate unnecessary planning requirements, and also to facilitate economic development of the properties, the City is undertaking the subject land use modifications.

PROJECT DESCRIPTION: This project is a proposal of the City of Winters to modify the land use designations within a project area totaling 140.1 acres in the eastern area of town, on the north and south sides of State Route (SR) 128 (Grant Avenue), and on the west side of and adjoining Interstate (I) 505 (see Exhibit 1 And Table 1). The objectives of the project are to correct inconsistencies between general plan and zoning designations in the area, eliminate a duplicative and unnecessarily expensive requirement for “master plans” with individual project applications, and promote economic development.

The potential net effect of the proposed land use changes is subtle. Overall it is likely to result in more highway commercial serving uses than light industrial uses on both the north and south sides of Grant Avenue. In addition the proposal is likely to result in more business oriented square footage than retail commercial square footage on the south. Finally, in recognition of the infrastructure master planning that has occurred since adoption of the General Plan in 1992 and the fact that the City now requires Design/Site Plan Review for all non-residential development; the proposal also eliminates the separate project-specific requirement for a master plan in this area.

Lot development standards under existing land uses designations as compared to proposed land use designations would be essentially unchanged. Identical floor area ratios apply. Development regulations differ slightly for the 11 acres proposed to change from M-1 to C-H - the C-H height limit is 30 feet rather than 40 feet allowed under M-1; C-H has no side or rear setback compared to 10 feet and 15 feet respectively for M-1. All other lot development regulations remain unchanged.

The project involves various map and text amendments to the City General Plan and changes to the City zoning map and regulations to modify the land uses currently allowed in the area. Of the 140.1 acre project area total the proposal would affect a total of 80.9 acres, with all 80.9 acres receiving a general plan amendment and 21.7 ac of the 80.9 acres receiving a zone change (see Table 1). In general the proposal involves the following:

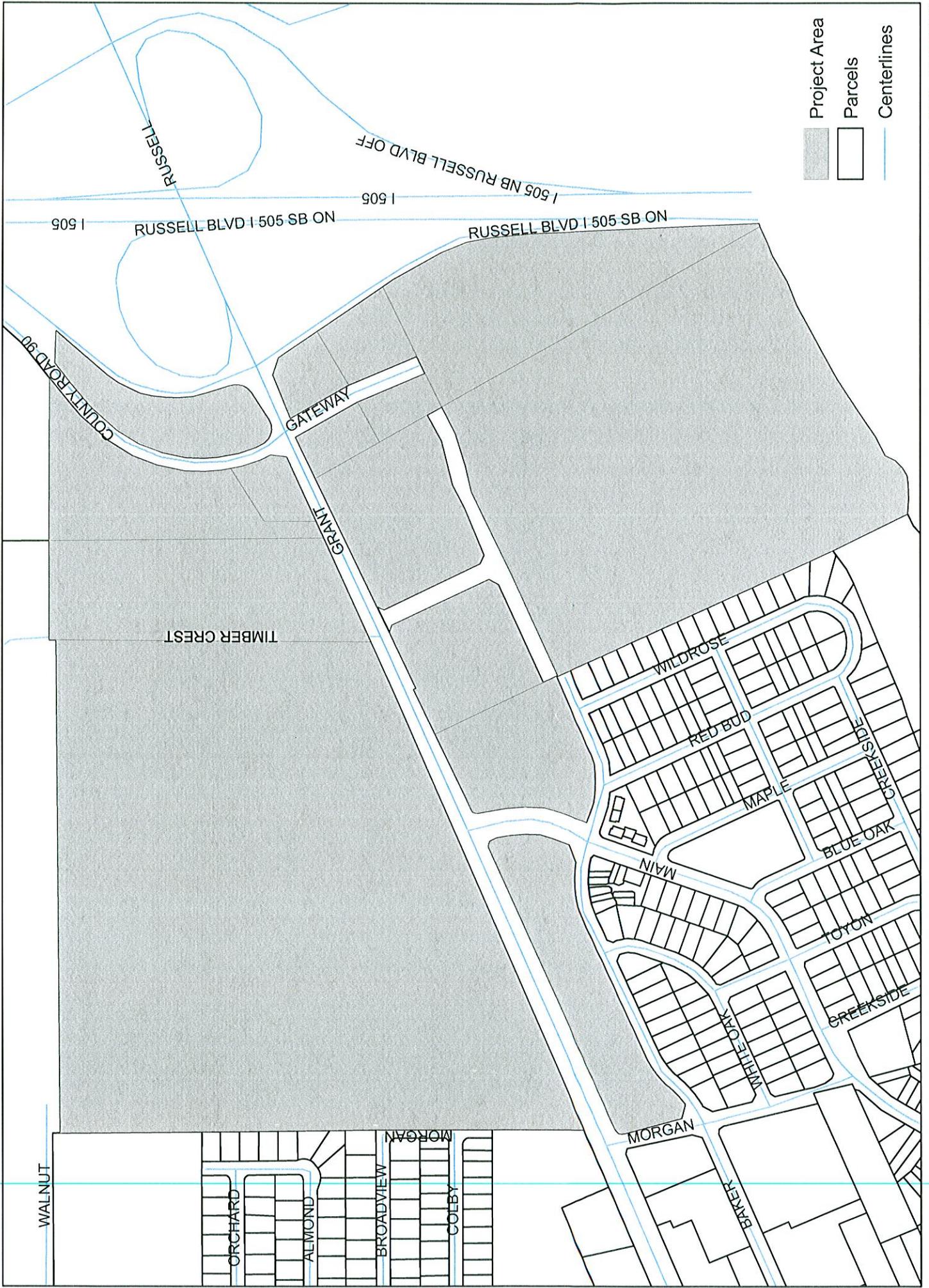
1. Convert 11.2 acres from planned industrial uses to highway-serving commercial uses along I-505 north of SR 128.
2. Convert 24.9 acres from a commercial designation that requires a master plan to a similar commercial designation which does not.
3. Convert 10.9 acres from a mixed use commercial/business park designation which allows a mix of highway serving commercial, offices, light industrial and wholesale commercial with a master plan, to a designation which allows for highway-serving commercial only and does not require a master plan.

4. Convert 33.9 acres of mixed use commercial/business park designation to a mixed use business/industrial park designation which allows for offices, light industrial, and wholesale and limited commercial only and does not require a master plan.
5. Amendment of the citywide stormdrain master plan to move the conceptual alignment of the Putah Creek Diversion Channel to the west from the location where it is currently depicted (see Figure 5 of the Putah Creek/Dry Creek Subbasin Drainage Report) to a new alignment where it will fall on the easterly property line of the Skreedon Property (APN 038-050-16) (approximately 350 feet west of the currently depicted alignment) on the north side of SR-128 and fall on the westerly property line of the McClish Property (various APNs) (approximately 1,100 feet west of the currently depicted alignment) on the south side of SR 128.
6. Conditional Use Permit (CUP), site plan review, and height variance to allow construction of a three-story hotel on 6.6 acres (APN 038-050-60) in the Highway Service Commercial (CH) zone. A maximum height of 30 feet is allowed in the CH zone. The project requests a variance to allow a height of up to 40 feet.

CURRENT WORK/NEXT STEPS: Staff has prepared the project description, and legal counsel is currently reviewing it. Following legal review of the description, staff will prepare the initial study as required by the California Environmental Quality Act (CEQA). Once the initial study is complete and staff has determined the level of environmental effects resulting from this project, staff will publicly notice the review period for the subject document as well as the public hearing for the project. Subsequently, this project will be brought to the Planning Commission for a public hearing and recommendation to the City Council on the proposed entitlements, followed by public hearing and a decision on the Planning Commission's recommendation by the City Council. Since the project involves changes to the Zoning map, there will be two readings of the ordinances (two meetings), but only one public hearing on the project at City Council.

ATTACHMENTS: Project Area

Exhibit 1, Project Area





PLANNING COMMISSION
STAFF REPORT

TO: Honorable Chairman and Planning Commissioners
DATE: September 27, 2011
FROM: Nelia C. Dyer, Community Development Director
SUBJECT: Information Item - Update on the Housing Element Implementation Plan for the 2008-2013 Housing Element

RECOMMENDATION: None. The purpose of this information item is to update the Planning Commission on the City's efforts to implement housing programs which will guide the City's land use policies related to the residential development for the current planning period which ends in 2013.

BACKGROUND: The City of Winters Housing element update for the 2008-13 planning period was adopted by the City Council on September 1, 2009. As part of the Housing Element update, City staff prepared an implementation program which sets forth a five-year schedule of actions that the City was undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element. These actions include the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs (See Attachment A - 2008 Implementation Programs).

Since the adoption of the current Housing Element update, the City Council adopted Ordinance 2009-18, repealing Section 17.60.030 (B) and adding Chapter 17.200 to the Winters Municipal Code pertaining to Affordable Housing Requirements. The substantive change resulting from the addition of Chapter 17.200 is that it establishes an exemption from an affordable housing obligation for infill projects of 15 dwelling units or less constructed in the Redevelopment Agency Project Area. The exemption was previously granted to projects of 4 dwelling units or less. These changes were first vetted through the Affordable Housing Steering Committee, with numerous stakeholders involved in the meetings that led to the recommendation that was ultimately adopted by City Council. The stakeholder participants included Legal Services of Northern California, the Yolo County Housing Authority, non-profit affordable housing developers, and for-profit developers.

California Government Code Section 65400 requires each governing body (City Council or Board of Supervisors) to prepare an annual report on the status and progress in implementing the jurisdiction's housing element of the general plan using forms and definitions adopted by the California Department of Housing and Community Development. In the City's progress report for the 2009

Reporting Period, staff revised the goal of completing revisions to the Zoning Ordinance in 2009 to 2011 due to the change in the Redevelopment Agency's outside legal counsel. New legal representation is in place and is working with the Community Development Department to direct the changes.

CURRENT WORK/NEXT STEPS: Staff is currently working on the following changes to the Zoning Code:

- 1) **Amendment to Winters Municipal Code, Section 17.60.070 (Second Residential Units)** - 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.
- 2) **Amendment to Winters Municipal Code, Sections 17.52.020 and 17.72.020 and adding Chapter 17.121 to the Winters Municipal Code regarding Emergency Shelters** - The City will 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 the R-3, R-4, C-2, and PQP zones. 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):
 - a. The maximum number of beds/persons permitted to be served nightly;
 - b. Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
 - c. The size/location of exterior and interior onsite waiting and client intake areas;
 - d. The provision of onsite management;
 - e. The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
 - f. The length of stay;
 - g. Lighting;
 - h. Security during hours that the emergency shelter is in operation.
- 3) **Amendment to Winters Municipal Code, Sections 17.04.140 and 17.52.020 and Chapter 17.92 regarding manufactured homes and factory-built homes** - 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. Such housing will be mentioned as specifically being allowed in R-R, R-1, and R-2 zoned by right and in R-4 zones with a Conditional Use Permit, which is the same for all single-family homes.

- 4) **Amendment to the Winters Municipal Code, Sections 17.08.050, 17.52.020, 17.58.050, and 17.72.020, and the addition of Winters Municipal Code, Section 17.60.090 regarding single room occupancy units** - The City shall revised 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 revisions shall be undertaken with the goal of encouraging and facilitating the development of new SROs and the preservation of existing structures for such use. SRO housing will be allowed by right in R-3 and R-4 zones and with a Conditional Use Permit in C-2 zones.

Once staff completes the above-listed draft ordinances, the draft ordinances will be sent to the City's contract legal counsel for review. Following legal review of the ordinances, staff will schedule a meeting with the Affordable Housing Steering Committee (AHSC) for their review of the draft ordinances. A representative from the Legal Services of Northern California will also be invited to review the draft ordinances. Once the AHSC has reviewed and recommended the ordinances for formal consideration by the Planning Commission and City Council, the ordinances will be brought forward to the Planning Commission for a public hearing and recommendation to the City Council on the proposed ordinances, followed by public hearing and a decision on the Planning Commission's recommendation by the City Council. Since this effort involves changes to the Zoning Code, there will be two readings of the ordinances (two meetings), but only one public hearing on the subject ordinances at City Council.

ATTACHMENT: 2008 Implementation Programs

IV. 2008 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 2013. Overall, there are several revisions to the City's Zoning Ordinance which will need to be accomplished within the next year. The City will work to make those important changes 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 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.

Responsible Agency: City Council.

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

Time Frame: Ongoing, 2008–2013.

- 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:

1. The appropriate density bonus for projects meeting requirements of the Density Bonus Ordinance 97-02 (as revised per Implementation Program II-3).
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, CDA, Community Development Department.

Financing: Small administrative cost for application assistance; Redevelopment Affordable Housing Set-Aside Funds as available on a case by case basis for affordable unit development above Ord. 94-70 requirement.

Time Frame: Ongoing, 2008–2013.

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.

Incentives the City will consider in conjunction with density bonuses for low-income housing include these:

1. Zoning and development regulatory incentives.
2. Financial incentives.
3. Waiver or modification of development standards.

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.

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 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.

Responsible Agency: City Council, Community Development Department, Yolo County Housing, Mercy Housing, and CHOC.

Financing: Application fees; small administrative cost.

Time Frame: Adopt revised density bonus ordinance by June 2009.
Adopt implementing guidelines by October 2009 after consultation with at least one of the three housing organizations.

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:

1. Posted at City Hall, library, senior center, and other public locations.
2. Included annually in utility bill mailings.

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 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.

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

Financing: City General Fund

Time Frame: Amend Zoning Code by December 2009 to permit modifications to development standards to encourage the construction of secondary dwelling units.

Prepare brochure and information for utility mailing by January/February 2010 and distribute annually thereafter.

Provide financial assistance as requested for qualifying rent-restricted second unit.

- II.5** 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. Such housing will be mentioned as specifically being allowed in R-R, R-1 and R-2 zones by right and in R-4 zones with a CUP which is the same for all single-family homes.

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

Financing: Minor administrative cost.

Time Frame: Update Ordinance by June, 2009.

- II.6** 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 financial assistance for the construction of affordable duplexes if Redevelopment Housing Set-aside Funds are available at the time of application.
3. The City will provide documentation necessary to support applications for State or federal financial assistance for affordable duplexes.
4. The City will offer reduced or deferred fees for affordable duplexes.
5. 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, CDA, Planning Commission, Community Development Department.

Financing: Redevelopment Affordable Housing Set-Aside

Time Frame: Ongoing, 2008–2013.

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):

- 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;
- 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;
- Security during hours that the emergency shelter is in operation.

Responsible Agency: City Council, Community Development Department.

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

Time Frame: Revise the Zoning Ordinance by June 2009.

Distribute information to the Homeless & Poverty Action Coalition (HPAC) and other organizations and agencies by September 2009.

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.

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, 2008–2013.

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 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 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.
- 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; Redevelopment Housing Set-Aside Funds. (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, 2008–2013.

- 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 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, CDA.

- Financing:** CDBG funds; HOME funds; CalHome funds; California Housing Finance Agency (CalHFA) HELP Program; and Redevelopment Housing Set-Aside Funds 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, 2008–2013. Annual review and revisions of program guidelines, as appropriate.

II.11 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.
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.
6. The City is working on a Downtown Form Based Code anticipated to be adopted summer 2008.

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

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.

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, and Redevelopment Housing Set-Aside Funds for financial incentives as available, 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: Prepare mixed use brochure by July 2010, distribute annually, and post in the Community Development Department thereafter.

Apply for CDBG planning grant and conduct site inventory by August 2010.

Provide site inventory and information on mixed use zone to developers by November 2010 and annually thereafter.

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.

Responsible Agency: Redevelopment Department, CDA.

Financing: Redevelopment funds.

Time Frame: September 2008

II.13 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: Green building ordinance adoption anticipated December 2008. Remainder ongoing, 2008–2013.

- 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.

Responsible Agency: Community Development Department, Yolo County Housing.
Financing: Small administrative cost to the City; Redevelopment Housing Set-Aside Funds.
Time Frame: Ongoing.

- II.15** 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.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.

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, 2008–2013.

- 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.

Responsible Agency: City Council, Community Development Department.

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

Time Frame: Ongoing.

- II.18 The City will assist non-profit housing 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.

Responsible Agency: CDA.

Financing: Housing Set-Aside Funds.

Time Frame: 2008–2013.

- II.19 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.20 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 2008.

- II.21 The City shall require that new residential subdivisions incorporate universal design features into 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.

Responsible Agency: Community Development Department, Planning Commission, and City Council.
Financing: General Fund.
Time Frame: December 2008.

- II.22 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: City redevelopment funds.
Time Frame: June 2009.

- 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.

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

Financing: General Fund.

Time Frame: Revise Zoning Ordinance by June 2009.

- 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 allowed by right in R-3 and R-4 zones and with a CUP in C-2 zones.

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

Financing: General Fund.

Time Frame: Revise Zoning Ordinance by June 2009.

- II.25** 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.

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

Financing: General Fund.

Time Frame: Ongoing.

- II.26** 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 Employment and Housing Act in the application of zoning laws and other land use regulations, policies, and procedures.

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 requests for reasonable accommodation. In addition, it will identify the process for appeals of determination.

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

Financing: General Fund.

Time Frame: December 2013



PLANNING COMMISSION
STAFF REPORT

TO: Honorable Chairman and Planning Commissioners
DATE: September 27, 2011
FROM: Nelia C. Dyer, Community Development Director
SUBJECT: Information Item - Update on the Sacramento Area Council of Governments (SACOG) 2013-21 Regional Housing Needs Allocation (RHNA) Process

RECOMMENDATION/SUMMARY: None. The purpose of this information item is to update the Planning Commission on SACOG's 2013-21 Regional Housing Needs Allocation (RHNA) Process.

Staff has attached two documents prepared by SACOG staff to this report: 1) RHNA Frequently Asked Questions (FAQ) sheet (Attachment A); and 2) the 2013-21 RHNA 60-Day Public Comment Draft Proposed Methodologies (Attachment B). These documents provide an overview of the RHNA process as well as the proposed methodologies for distributing the overall housing need number for SACOG region. Staff will provide a verbal summary of these documents at the Planning Commission Meeting.

The Sacramento Area Council of Governments (SACOG) is an association of local governments in the six-county Sacramento Region. Its members include the counties of El Dorado, Placer, Sacramento, Sutter, Yolo and Yuba as well as 22 cities in the six-county Sacramento Region, including Winters.

SACOG provides transportation planning and funding for the region, and serves as a forum for the study and resolution of regional issues. In addition to preparing the region's long-range transportation plan, SACOG approves the distribution of affordable housing in the region and assists in planning for transit, bicycle networks, clean air and airport land uses.

ATTACHMENTS:

- A. SACOG RHNA FAQ Sheet
- B. 2013-21 RHNA 60-Day Public Comment Draft Proposed Methodologies

Attachment A

**Sacramento Area Council of Governments (SACOG)
Regional Housing Needs Allocation (RHNA)**

**FAQ Sheet
(Updated: September 6, 2011)**

This Frequently Asked Questions (FAQ) sheet addresses the Regional Housing Needs Allocation (RHNA) for the SACOG region. This document will be periodically updated and the most recent version will be available on the SACOG RHNA Website: <http://www.sacog.org/rhnp/rhna.cfm>

Background Information

What are the Regional Housing Needs Allocation (RHNA) and Regional Housing Needs Plan (RHNP)?

The State of California, through the Housing and Community Development Department (HCD), will issue a Regional Housing Needs Determination to SACOG's six-county region for the January 1, 2013 to October 31, 2021 planning period. HCD calculates the regional determination using information provided by the California Department of Finance. The regional determination includes an overall housing need number, as well as a breakdown of the number of units required in four income distribution categories, as further defined below.

Based on the regional determination provided by HCD, SACOG must develop a Regional Housing Needs Allocation (RHNA) and a Regional Housing Needs Plan (RHNP). These state-mandated documents allocate a projected share of the regional determination to each of the cities and counties in SACOG's six-county region. The RHNA establishes the total number of housing units that each city and county must plan for within the eight-year planning period. Based on the adopted RHNA, each city and county must update its housing element to demonstrate how the jurisdiction will meet the expected growth in housing need over the eight-year planning period.

What is SACOG's role in the RHNA Process?

California's Housing Element Law (Government Code, §§ 65580 *et seq.*) mandates that SACOG develop and approve a RHNA and RHNP for its six-county region, including the counties of El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba, and their 22 cities. The RHNA and RHNP must also include the Tahoe Basin portions of El Dorado and Placer counties, and the city of South Lake Tahoe, which are not normally within SACOG's planning area.

It is SACOG's responsibility to coordinate with HCD prior to its determination of the regional housing need. Once SACOG receives the regional determination, including the overall need number and the income category distribution, it must adopt a methodology for distributing the regional growth number throughout the region. The methodology is the basis for the final RHNA and RHNP that SACOG ultimately adopts.

What are the two types of allocations in the RHNA?

The Regional Housing Needs Allocation has two parts as required by state law:

- 1. Overall Allocation:** SACOG receives a total housing unit number for growth during the planning period in the six-county SACOG region, including the Tahoe Regional Planning Area, from HCD. SACOG is required to distribute this regional housing growth number to the jurisdictions within the region for the period from January 1, 2013, to October 31, 2021.
- 2. Income Category Distributions:** HCD also provides a household income distribution of the total regional housing unit number. As defined by state law, four income categories make up this distribution: very low income (less than 50 percent median family income [MFI]); low income (50 to 80 percent MFI); moderate income (80 to 120 percent MFI); and above moderate income (above 120 percent MFI). The total housing unit growth SACOG allocates to each jurisdiction must be further allocated into the four household income categories.

What are the four income categories and what do they mean for cities and counties?

The four economic categories, as listed above, must be addressed in a jurisdiction's housing element. Specifically, accommodations must be made to ensure that the jurisdiction provides sufficient zoning capacity to accommodate the projected housing need in each income category.

It is important to note that each jurisdiction is responsible for providing sufficient zoning capacity for the units allocated to all four economic income categories, but is NOT responsible for the construction of these units. The intent of the Housing Element Law is to ensure that jurisdictions do not impede the construction of housing in any income category. Other factors, such as market forces, are well beyond a jurisdiction's control and have considerable influence over whether or not housing units in each income category are actually constructed.

Procedural Questions

What's the RHNA timeline?

The timelines for the RHNA process changed after the State of California passed Senate Bill 375 in 2008. One key goal of SB 375 is to better coordinate transportation planning with land use and housing planning. For this reason, the RHNA process is now tied to the adoption of the regional Metropolitan Transportation Plan (MTP). Essentially, as a result of SB 375, RHNPs must be adopted every eight years, following the adoption of the update of the MTP. Because of the transition period created by SB 375, this RHNA period will be more than exactly eight years – it will cover the period from January 1, 2013, through October 31, 2021.

The current projected adoption date for the SACOG MTP is April 2012. Under SB 375, this date determines the related RHNA timeline. Based on state statutory timelines, below are the key milestones:

- September, 15, 2011 – SACOG Board releases draft methodologies for 60-day public comment;
- December 15, 2011 – SACOG Board holds public hearing, may revise the proposed methodology, and adopts a final RHNA methodology;
- Early 2012* – SACOG releases draft allocations, allows public comment, and ultimately holds hearing to adopt allocations;
- October 18, 2012 – Target date for SACOG Board to adopt Regional Housing Needs Plan (RHNP); and
- October 20, 2013 – Housing element due date for cities and counties within SACOG region.

*The dates for proposing and adopting allocations are subject to change as the RHNA process advances.

Generally, what factors are used to determine the RHNA?

State law requires SACOG to consider the following factors, to the extent sufficient data is available, when developing its RHNA methodology:

- Existing and projected jobs and housing relationship;
- Opportunities and constraints to development of additional housing, including:
 - Lack of capacity for sewer and water due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period;
 - Availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities (SACOG may not limit its consideration based on the jurisdiction’s existing zoning ordinances and land use restrictions);
 - Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis;
 - County policies to preserve prime agriculture lands within an unincorporated area;
 - Distribution of household growth assumed for a comparable period in the regional transportation plan and opportunities to maximize the use of public transportation and existing transportation infrastructure;

- Market demand for housing;
- Agreements between a county and cities in the county to direct growth toward incorporated areas of the county;
- Loss of units contained in assisted housing developments;
- High housing cost burdens;
- Housing needs of farmworkers;
- Housing needs generated by the presence of a private university or a campus of the California State University or the University of California; and
- Any other relevant factors, as determined by SACOG.

Where is the RHNA process now and what’s next?

For this RHNA cycle, SACOG worked with HCD to develop a draft RHNA determination earlier than required so that SACOG could coordinate its MTP/SCS with the RHNA projection. Although SACOG has not received its official letter of determination, HCD informed SACOG in mid-June 2011 that its overall RHNA determination is in a range starting at 105,000 units during the RHNA period. Of this amount, 41,830 or 39.838 percent of the units must be affordable. These figures are subject to change until SACOG receives the official letter of determination. This overall regional allocation was the result of much collaborative discussion and data sharing with the California Housing and Community Development Department (HCD), the agency which issues the allocation.

Since receiving the unofficial allocation from HCD, staff has been working with the Planners Committee, comprised of local government staff and interested parties, to development different methodologies. Proposed methodologies will be presented to each of the three SACOG Board Committees in September and the staff will request that the Board of Directors take action in September to release some or all of the methodologies for 60-day public comment.

Is there any information about the current 2006-13 RHNA:

The current 2006-2013 RHNP is available on SACOG’s website at: <http://www.sacog.org/rhnp/rhna.cfm>.

Attachment B

Sacramento Area Council of Governments (SACOG)
2013-2021 Regional Housing Needs Allocation (RHNA)
60-DAY PUBLIC COMMENT DRAFT PROPOSED METHODOLOGIES
(Approved for Release on September 15, 2011)

This document describes five Regional Housing Needs Allocation (RHNA) methodologies the SACOG Board of Directors approved for public comment review. This document provides a summary of the RHNA process and the creation of the methodologies. For a more detailed explanation of the process and frequently asked questions, visit the RHNA webpage: www.sacog.org/rhnp.

Written public comments will be accepted by SACOG through Monday, November 14, 2011. Comments received will be included as part of the packet submitted to the SACOG Board of Directors for review. The Board is anticipated to approve one of these methodologies with or without alteration at its December 15, 2011 meeting.

Comments may be submitted to: Greg Chew, SACOG Senior Planner, 1415 L Street, Suite 300, Sacramento, CA 95814, or via email at gchew@sacog.org Again, comments must be received no later than Monday, November 14, 2011.

RHNA Background: Every eight years, the State of California, through the Housing and Community Development Department (HCD), issues a Regional Housing Needs Determination to SACOG's six-county region. The regional determination includes an overall housing need number, as well as a breakdown of the number of units required in four income distribution categories for the next eight year planning period. This RHNA period covers January 1, 2013 to October 31, 2021. SACOG worked with HCD to develop a draft RHNA earlier than required by law to ensure coordination between the MTP/SCS projections and the RHNA projection. Although SACOG had not received its official letter of determination at the time of the Board's action to release these methodologies, HCD informed SACOG in mid-June 2011 that its overall RHNA is in a range starting at 105,000 units during the planning period. Of this amount, 41,830 or 39.838% of the units must be affordable. These figures are subject to change until SACOG receives the official letter of determination from HCD.

Based on the regional determination provided by HCD, SACOG must develop a Regional Housing Needs Allocation (RHNA) and a Regional Housing Needs Plan (RHNP). After the RHNA and RHNP are adopted by the SACOG Board, local jurisdictions are required to update their housing elements to reflect the RHNA. State housing element law (Gov. Code Sections 65580 et

seq.), requires each local jurisdiction to show how its housing element intends to zone enough overall units during the RHNA period. It must also show how it will zone enough higher density units and/or deed-restricted units, or take other steps, to meet the allocation of affordable units.

Creating and adopting a methodology for distributing the regional determination to each jurisdiction in the region is the basis for the RHNA. The methodology, ultimately adopted by the SACOG Board, must be a formula for distributing the number of housing units in each jurisdiction in the six-county Sacramento region (El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba counties) and must provide capacity for during the RHNA period. Unlike in other SACOG processes, the RHNA includes the Tahoe Basin in El Dorado and Placer counties. The adopted methodology must be consistent with objectives of the state housing element law, which requires all jurisdictions to provide a mix of housing types for a diverse income range, and to avoid the overconcentration of affordable income populations. In addition, SB 375 (Chapter 728, Statutes of 2008) requires that the RHNA methodology be consistent with the land use pattern in the region's Sustainable Communities Strategy (SCS).

The methodology will provide each of the cities and counties in the region with two allocations: (1) an overall housing unit allocation for the RHNA planning period; and (2) a sub-allocation for each of the four income categories defined by state law (and defined below). The sub-allocations for the four income categories add up to the total overall allocation. The two lowest, the Very Low Income and Low Income categories, are considered the "affordable categories." For purposes of this memorandum, SACOG combines the calculations of the Very Low and Low Income categories and refers to them as the "affordable allocation."

Public Process for the RHNA Methodology: Public comments must be received by SACOG within 60 days of release. Following the 60-day public comment period, the SACOG Board may make any revisions to the proposed methodology that are deemed appropriate in response to public comments, and then adopt a final methodology. The Board is anticipated to select, possibly modify and approve a methodology at its December 15, 2011 meeting. After the final methodology is adopted, it will be applied to the official RHNA once it is provided by HCD. In early 2012, the SACOG Board will review the official draft allocation for the jurisdictions in the region. However, for the benefit of the Board and stakeholders, SACOG staff is releasing preliminary draft allocations associated with each methodology.

Key Terms Explained

- **Region:** for RHNA purposes, SACOG includes El Dorado, Placer, Sacramento, Sutter, Yolo and Yuba counties, including the Tahoe Basin in El Dorado and Placer counties.

- **Income Categories:** state housing element law defines four income categories: very low, low, moderate, and above moderate. Each is defined by comparing median family income (MFI) to a household with the same number of members in the same county. “Very low” income households have incomes 50 percent or lower than MFI. “Low” income households have incomes between 50 percent and 80 percent of MFI. “Moderate” income households have incomes between 80 percent and 120 percent of MFI. “Above moderate” income households have incomes greater than 120 percent MFI.
- **Affordable Income Categories:** very low and low income categories combined.
- **Regional Average of Affordable Housing Units:** percentage of housing units in the region that fall into the affordable income categories. This number is expected to be 39.838% according to HCD, which uses the five-year 2005-2009 American Community Survey data.
- **Regional Income Parity:** all jurisdictions in the region have the same proportion of affordable income households as the regional average. When describing how to achieve “regional income parity by 2050,” this document is referring to what percentage of total units a jurisdiction would need to meet the regional average by 2050. This percentage is different for each jurisdiction, as they currently have different affordable income shares and different growth rates.
- **Affordable Base:** the calculation of affordable units each jurisdiction starts with. It is 39.838% of a jurisdiction’s overall allocation, which is the percentage of affordable income households in the region.
- **Non-Affordable Base:** the calculation of moderate and above moderate income units each jurisdiction starts with. It is 60.162% of a jurisdiction’s overall allocation (100% minus 39.838%), which is the combined percentage of moderate and above moderate-income households in the region.
- **Adjustment Factor:** a calculated number that adjusts allocations based on the objective the factor seeks to address. For instance, the **income adjustment factor** compares the percent share a jurisdiction has of affordable income housing units versus the regional average. The **jobs-housing ratio adjustment factor** compares each jurisdiction’s jobs/housing ratio for projected growth between 2008-35 to the regional jobs/housing ratio of projected growth during that same time. The **transit service area adjustment factor** is the percent of a jurisdiction’s projected housing unit growth between 2008-35 that is within transit priority areas (e.g., a half-mile radius of a major transit stop or high quality transit corridor).

- **Variance:** the numerical difference between a jurisdiction and the regional average for the three measured characteristics (jobs/housing ratio, transit service area, and income). The variance is either multiplied by the “affordable base”, “non-affordable base” or the 2050 Income Trendline to determine an adjustment factor.
- **2050 Income Trendline:** the percent share of a jurisdiction’s new growth that must be affordable during the 2013-21 RHNA cycle for the jurisdiction to reach the regional average of affordable units by 2050.
- **CHAS** – Comprehensive Housing Affordable Strategy data provided by the U.S. Housing and Urban Development Department. This is a special tabulation of Census data from the US Census Bureau geared towards housing planners and policy makers. The primary purpose of the CHAS data is to demonstrate the number of households in need of housing assistance. One way in which they do this is to provide the number of households by household size that fall within 30, 50 and 80 percent of local median income. This data differs from traditionally available Census data that depicts household income without accounting for household size. For more information please visit: http://www.huduser.org/portal/datasets/cp/CHAS/bg_chas.html.

Process of Methodology Development

Metropolitan Transportation Plan/Sustainable Communities Strategy: The starting point for all four proposed methodologies is the Draft Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS). In June 2011, the SACOG Board endorsed the 2035 Draft Preferred Scenario for use in analyzing and completing the MTP/SCS, which includes a jurisdiction-level land use allocation for housing and employment growth and a proposed transportation project list. The 2035 Draft Preferred Scenario land use assumptions are reflective of ongoing coordination with local agency planning staff, extensive data collection, alternatives analysis, public involvement, and Board direction. After completing the 2035 Draft Preferred Scenario, staff began work on a 2020 Draft Preferred Scenario that begins with the 2035 Draft Preferred Scenario and works backwards to a reasonable estimate of housing and employment growth, and transportation projects, by 2020, based on the total regional growth forecasted for the region between 2008 and 2020.

In creating the land use assumptions for the MTP/SCS, staff considered the location, type, and amount of development in the region. In developing the growth pattern, staff considered local policies and plans, state and federal regulations (on such issues as flood or habitat constraints), and market and economic conditions. The result is a land use pattern that reflects the Blueprint smart growth principles and is a reasonable assumption for development. The transportation

investments pair with the land use assumptions of projected development, resulting in transportation and air quality benefits such as fewer vehicle miles traveled, reductions in passenger vehicle greenhouse gas emissions, greater access and mobility, and increases in transit, walking, and biking.

The funding available for transportation projects in the region in this MTP cycle is \$5 billion less than in the last MTP due largely to lower population growth rates and the long-term effects of the recent recession. As a result, the amount of money dedicated to transit, although increased in share in this MTP, is still considerably less in absolute numbers than what was assumed in the last MTP. This makes it very important for SACOG to maximize the benefit of these funds. New transit investment is focused on areas of the region where housing growth is planned at transit-supportive densities (medium and high densities). New transit in the MTP/SCS also focuses on connecting to job centers, around which new housing is also being planned. The outcomes of this include a reduction in vehicle miles traveled and greenhouse gas emissions, an increase in “farebox recovery” (the ability for fares to pay for the full operating cost of transit), increased transportation mobility for a greater number of people, and, most importantly from a RHNA perspective, new high-quality transit service to existing concentrations of low-income residents. This increases overall affordability, when the costs of housing and transportation are considered together. Locating housing near jobs centers, services near low-income communities, and non-auto transportation alternatives to low-income communities are important social equity considerations included in the MTP/SCS land use pattern and growth assumptions.

In preparation for developing the MTP/SCS 2020 Draft Preferred Scenario, SACOG staff met with each jurisdiction at countywide meetings to discuss the state-mandated factors that must be considered in developing the RHNA. All of the information provided to SACOG in the RHNA factors meetings was considered in the development of the 2020 Draft Preferred Scenario. Those RHNA-specific factors are summarized below as:

- Existing and projected jobs and housing relationship;
- Opportunities and constraints to development of additional housing, including:
 - Lack of capacity for sewer and water due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period;
 - Availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for

infill development and increased residential densities (SACOG may not limit its consideration based on the jurisdiction's existing zoning ordinances and land use restrictions);

- Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis;
 - County policies to preserve prime agriculture lands within an unincorporated area;
 - Distribution of household growth assumed for a comparable period in the regional transportation plan and opportunities to maximize the use of public transportation and existing transportation infrastructure;
- Market demand for housing;
 - Agreements between a county and cities in the county to direct growth toward incorporated areas of the county;
 - Loss of units contained in assisted housing developments;
 - High housing cost burdens;
 - Housing needs of farmworkers;
 - Housing needs generated by the presence of a private university or a campus of the California State University or the University of California; and
 - Any other relevant factors, as determined by SACOG.

Since the information relating to many of these factors was similar for all jurisdictions due to the recent recession (e.g., decreased market demand for housing of all types), SACOG focused on information that was unique to each jurisdiction. For example, a proposed development without some or all of the necessary infrastructure is not unique, as most new developments require infrastructure investments. Therefore, all proposed developments without all necessary infrastructure are compared against other developments in the same submarket in determining the new housing absorption rate by 2020. However, a proposed development located in a floodplain that is lacking the levee improvements needed to allow development is a unique factor that would affect the absorption rate of the housing growth for that individual development in the MTP/SCS 2020 Draft Preferred Scenario.

Regional Housing Needs Allocation Methodology: After receiving the draft Regional Housing Needs Determination from HCD, SACOG staff distributed two potential methodologies (described later as Methodologies A and B) and corresponding draft allocations to the SACOG Planners Committee. The Planners Committee is comprised of local government planning staffs, housing advocates, and other interested parties from the region. The two additional draft methodologies proposed here (described later as Methodologies D and F) reflect many of the comments from the Planners Committee. Not all ideas discussed could be converted into a methodology due to lack of available data.

Two additional methodologies were proposed from non-SACOG staff. At the August 23, 2011 Planners Committee, one participant proposed a Methodology E, which the SACOG Board choose not to release for public review. At the September 1, 2011 Land Use and Air Quality Committee meeting, public comment proposed a new methodology, described as Methodology C below.

The use of incentives, such as priority for funding or other incentives, for local governments that are willing to accept a higher share than proposed in the draft allocation was briefly discussed at the Planners Committee. However, because the methodologies are still under consideration at this time, no further discussions on incentives have been conducted.

For further background on the RHNA process, visit the RHNA webpage at <http://www.sacog.org/rhnp/rhna.cfm>.

Proposed Methodologies - Summary

The SACOG Board of Directors at its September 15, 2011 meeting approved releasing five potential methodologies (Methodologies A, B, C D and F) for public release and comment; Methodology E) was not approved for release and is therefore not included in this document. The five publicly released methodologies begin with the same total allocation for each jurisdiction. Each jurisdiction receives the same percentage of the region's draft RHND (105,000 units) as assumed in the MTP/SCS 2020 Draft Preferred Scenario. This is referred to as the "overall allocation" in each methodology. The difference in the methodologies is only in how they allocate the affordable units; each emphasizes or addresses different planning policy objectives. They are summarized in the remainder of this document.

Methodology A

Summary: This is the methodology SACOG used for the 2006-13 RHNA. The methodology creates a trendline for each jurisdiction to determine what percent of new growth must be

affordable in that jurisdiction in order for all jurisdictions to meet the regional average of affordable housing units by 2050. In other words, those jurisdictions that currently have a higher proportion of affordable housing units, when compared to the current regional average, would receive a lower proportional share of affordable units compared to the average. Conversely, jurisdictions that currently have a lower share of affordable units, when compared to the regional average, would receive a higher percentage of affordable units.

How It Works: This method determines the allocation of affordable units by drawing an “income trendline” from 2008 to 2050, referred to as the “**2050 income trendline.**” On one endpoint, the 2006-2008 Census American Community Survey (ACS) shows the percentage of households that a jurisdiction has in each of the four income categories as of 2008. The other endpoint, 2050, shows the projected regional average percentage of households in each income category as determined by HCD; again, the affordable income categories are 39.838 percent. The 2050 income trendline is drawn connecting these two points – the jurisdiction’s current affordable income percentage share of affordable income housing units in 2008 to the 39.838 percent of its housing units in 2050. This line is then intersected at October 31, 2021, the end period for this RHNA cycle. The point of intersection is the percentage of growth that the jurisdiction would need of new affordable housing units to be trending toward the regional average of affordable housing units by 2050. This percentage (see **Column B in Table 1**) is multiplied by the jurisdiction’s overall allocation (**Column A**) to determine the jurisdiction’s affordable income allocation (**Column C**). The resulting formula is:

$$\text{affordable allocation} = \text{overall allocation} * 2050 \text{ income trendline}$$

Note: this method places a 4 percent floor and 30 percent ceiling in both low and very low income categories (or a total floor of 8% and 60% ceiling for total affordable units) – these floor and ceiling limits were used during the 2006-13 RHNA cycle.

Analysis: The methodology used in 2006-13 was based solely on moving each jurisdiction towards regional income parity in terms of its share of affordable housing. As a result, this methodology does not consider the planning principles or other social equity factors built into the land use and transportation assumptions of the MTP/SCS in its affordable allocation. One potential disadvantage to using this methodology with the new MTP/SCS land use and transportation assumptions would be locating existing and future lower income residents away from jobs, services, and transit.

Methodology B

Summary: This methodology starts all jurisdictions at a percentage of affordable units equal to the percentage of existing affordable income households in the region. It then applies an adjustment factor based on regional income distribution disparities. Similar to the concept in Methodology A, the adjustment factor adds future affordable units to jurisdictions that currently have lower than the regional average and subtracts future affordable units from jurisdictions that have higher than the regional average. This methodology moves all jurisdictions towards achieving the regional average, but rather than every jurisdiction achieving regional parity by 2050, each jurisdiction will reach the regional average at different points in time.

How It Works: It uses a two-step process. Step 1 establishes the “**affordable base**” number. Step 2 applies an adjustment factor to move household income distributions toward regional equity. In other words:

overall allocation*regional average of affordable units = affordable base

then,

affordable allocation = affordable base +/- income adjustment

Step 1 distributes evenly the regional percentage of affordable units to each jurisdiction. The affordable income category adds up to 39.838 percent for the region, as determined by HCD. In this methodology, every jurisdiction’s “**base**” or “**affordable base**” number is calculated by multiplying 39.838 percent by the jurisdiction’s overall allocation number (**See Table 2; Column A multiplied by Column C**).

Step 2 is a two-part process (2a and 2b) to adjust the affordable base allocation by a factor that addresses regional income parity. In other words, the adjustment factor trends all jurisdictions towards the regional average of affordable housing units (39.838%).

Step 2a is exactly the same methodology used in Methodology A (see above). Using the “**2050 income trendline**,” the result of Step 2a shows the percentage of growth that the jurisdiction would need of new affordable housing units to be trending toward the regional average of affordable housing units by 2050.

Step 2b compares the resulting percentage in Step 2a against the regional average of affordable households (39.838%). The difference, the “**income variance**,” is expressed as a percentage (**Table 2, Column E**). A jurisdiction that has a percentage from Step 2a that is lower than 39.838

percent, means that jurisdiction has a higher percentage share of affordable units than the regional average and, therefore, to get to regional income parity in 2050, it would need less than the regional average between now and 2050. Such a jurisdiction would receive a negative income adjustment factor number (**Column D**). Conversely, a jurisdiction with a lower share of affordable units when compared to the regional average, would receive a higher percentage than the regional average between now and 2050. Note that Step 2a also places a 4 percent floor and 30 percent ceiling (or “guardrails”) in low and very low-income categories, as described in Methodology A.

Step 2b subtracts the calculated result in Step 2a (**Column D**) from 39.838 percent. The difference (**Column E**), expressed as a percent, is the “variance” from the regional average of affordable housing units. The variance is multiplied by the affordable base number (**Column E times Column B**), and the product is the “income adjustment factor” (**Column F**). The adjustment factor is then added or subtracted to the affordable base (remember that an adjustment factor can be negative). The resulting number (**Column G**) is the number of affordable units allocated for that jurisdiction. **Column H** shows the percentage of each jurisdiction’s percentage of affordable units compared to its overall allocation.

Although Methodology B differs from the previous methodology, steps 2a and 2b incorporate the same concept used in Methodology A, the 2006-2013 RHNA methodology.

Analysis: This is the SACOG staff’s preferred methodology. It focuses on the regional land use pattern and where transportation infrastructure investments will be made. Locating jobs and services near low-income communities and providing non-auto transportation alternatives to these areas is an important social equity consideration that is included in the MTP/SCS land use pattern and growth assumptions. One way to ensure consistency between the MTP/SCS and RHNA is to keep the land use assumptions of the MTP/SCS intact as the starting point for not just the overall allocation, but for the affordable allocation as well. Draft Methodology B equally distributes the number of affordable income units to each jurisdiction, thereby preserving the distribution of housing growth among jurisdictions. To balance this goal with another state housing law objective to avoid over-concentrating affordable income housing, draft Methodology B then applies an adjustment factor to the affordable incomes units in each jurisdiction. The adjustment factor is based on the methodology from the 2006-13 RHNA methodology, which aims to move all jurisdictions towards regional income parity in terms of their share of affordable housing units. One potential disadvantage to this methodology is that it changes the rate by which jurisdictions achieve regional income parity.

Methodology C

Summary: This methodology addresses two specific factors in the land use pattern of the MTP/SCS – jobs/housing ratio and transit priority areas – in addition to income distribution.

This methodology uniformly starts all jurisdictions with the number of affordable units from the **2050 income trendline allocation** described in Methodology A. However, this methodology uses three adjustment factors to add or subtract from the base affordable allocation. The three factors are based on a jurisdiction’s variance from a regional average condition for the following three planning factors: (a) the ratio of jobs to housing units (jobs-housing balance); (b) the percentage of housing units within a transit priority area (transit proximity); and (c) the current regional share of affordable income households (income equity). Each jurisdiction’s current metric for each of these three factors is compared to the regional average. The difference (expressed as a percentage) is divided in half and then each is multiplied by the 2050 income trendline allocation. These three adjustment factors are either added to or subtracted from the base allocation for each jurisdiction.

How It Works: This methodology is summarized in a multi-step process as follows:

$$\begin{aligned} \text{affordable allocation} = & \\ & 2050 \text{ income trendline base} \\ & +/- \text{ adjustment \#1 (income equity)} \\ & +/- \text{ adjustment \#2 (jobs/housing ratio)} \\ & +/- \text{ adjustment \#3 (transit proximity)} \end{aligned}$$

where “2050 income trendline base” = overall allocation * 2050 income trendline

The “**income equity adjustment**” examines the regional income disparities by comparing the percentage share each jurisdiction has of very low + low income households to the regional average. **Column E** shows information from CHAS (through the US Housing and Urban Development Department - HUD) on the percentage share of these households in each jurisdiction as of 2008 (the latest available data). The regional average is 39.838 percent, and is subtracted from **Column E** to determine the difference (**Column F**). The difference is divided in half (**Column F divided by 2**), and the result is **Column G**, which is multiplied by the “**2050 income trendline base**” (**Column D**). The product is **Column H**, which is the “**income adjustment factor**.”

The “**jobs/housing ratio adjustment**” compares each jurisdiction’s current ratio of jobs to housing to the regional jobs/housing average. **Column J** shows SACOG’s estimated

jobs/housing ratio for each jurisdiction’s growth in the MTP/SCS. The regional average, 1.2, is subtracted from **Column J** to determine the difference (**Column K**). The difference is divided in half (**Column K divided by 2**), and the result is **Column L**, which is multiplied by the “2050 income trendline base” (**Column D**). The product is **Column M**, which is the “**jobs/housing adjustment factor**.”

The “**transit service area**” is the percent of projected housing unit growth a jurisdiction has in a transit priority area in the MTP/SCS by 2035 compared to the regional average for this measure. **Column O** shows SACOG’s estimated new housing growth between 2008 and 2035 within each jurisdiction that will be in a transit priority area. The regional average, 38 percent, is subtracted from **Column O** to determine the difference (**Column P**). The difference is divided in half (**Column P divided by 2**), and the result is **Column Q**, which is multiplied by the “2050 income trendline base” (**Column D**). The product is **Column R**, which is the “**jobs/housing adjustment factor**”.

After all three adjustment factors have been calculated, the 2050 income trendline base and the three factors are added together (**Columns D + Column H + Column M + Column R**) to determine the affordable allocation for each jurisdiction (**Column U**). **Column V** shows the allocation as adjusted to fit the exact allocation of affordable units determined by HCD.

Analysis: In Draft Methodology C, each jurisdiction receives a base allocation derived from the 2050 income trendline, which seeks to trend all jurisdictions to have the same proportion of low and very low income housing units by 2050. This methodology then makes adjustments for factors addressed in the MTP/SCS – jobs/housing ratio and transit service – plus the state housing element law – income distribution. The household income factor strengthens the effect of the 2050 trendline, in which jurisdictions with fewer low income units get higher shares and conversely jurisdictions with higher than average low income units get lower shares.

The data used for jobs/housing ratio and transit service is derived directly from the MTP/SCS land use pattern combined with projected transportation and transit investments. Each jurisdiction’s allocation is adjusted according to how far it is from the regional average.

This methodology places affordable housing where there is a higher proportion of jobs and in areas where transit service exists or is planned for, while also shifting affordable housing to communities that have a lower proportion of them. One potential disadvantage to this methodology is an over-weighting of the MTP/SCS land use pattern and the 2050 income trendline. This methodology will add more units to jurisdictions starting with a high base allocation and remove units from jurisdictions with a low base allocation, essentially diminishing the impact that the MTP/SCS land use assumptions will have on the affordable income unit allocation.

Methodology D

Summary: This methodology is a variation of Methodology B. The difference is that this methodology makes the adjustment factor for income inequities more pronounced than in Methodology B. Similar to Methodology B, the “affordable base” is the starting point of affordable units, which is 39.8 percent of the overall allocation for all jurisdictions. In Method B, the adjustment factor is created by determining the variance between percentage of affordable units versus the regional average, and then multiplying that by the “affordable base” (as opposed to multiplying by the overall allocation as in Methodology B). In this variation, Methodology D multiplies the variance by the “non-affordable” base, which is 60.2 percent of the overall allocation (100% - 39.8% = 60.2%, or the percentage of region’s moderate and above moderate income units). The outcome is that jurisdictions that currently have a smaller percentage share of low-income housing than the regional average would receive an increased allocation of affordable units that is more pronounced than in Methodology B. Conversely, jurisdictions currently with a higher share of affordable units than the regional average would receive a more pronounced lower share.

How It Works: Everything is the same as Methodology B, from its intent to the mathematical steps to derive the allocation, except one variation, which can be summarized as:

$$\text{affordable allocation} = \text{affordable base} + [\text{income variation} * \text{non-affordable base}]$$

In Methodology B, the “affordable base” is the starting point of affordable units, which is 39.838 percent of the overall allocation for all jurisdictions (**Table 4, Column A times 39.838%**). As in Methodology B, Methodology D creates a “2050 income trendline” (see Methodology A above for description) which is shown in **Column D**. **Column D** subtracts the regional average of 39.838 percent to determine the variance, **Column E**. This is consistent with Methodology B.

Methodology D differs when it multiplies **Column E** times the “non-affordable base,” which are the number of units that are not considered low or very low income. Because the regional average and the “affordable base” for all jurisdictions is 39.838 percent, then the “non-affordable base” is 60.162 percent of each jurisdictions overall allocation (**Column A multiplied by 60.162**). The result is **Column F**, which becomes the “non-affordable adjustment factor.” It is then added to the “affordable base,” or **Column F** plus **Column C** equals the affordable allocation (**Column G**). **Column H** shows the percent of each jurisdiction’s overall allocation that would be affordable.

Analysis: Methodology D has a more pronounced adjustment factor for adjusting for income disparities than Methodology B, but otherwise the advantages and disadvantages are the same

as those in Methodology B.

Methodology E

Methodology E was not approved for public release by the SACOG Board. Its associated allocation chart, Table 5, is not included in this document.

Methodology F

Summary: *Note: Methodology F was originally presented as “Methodology C” to the three board committees and the Planners Committee in September*

This methodology addresses two specific factors in the land use pattern of the MTP/SCS – jobs/housing ratio and transit priority areas – in addition to income distribution.

Like Methodology B, this methodology uniformly starts all jurisdictions with the same regional percentage of overall units as the “affordable base” allocation. However, this methodology uses three adjustment factors to add or subtract from the base affordable allocation. The three factors are based on a jurisdiction’s variance from a regional average condition for the following three planning factors: (a) the ratio of jobs to housing units (jobs-housing balance); (b) the percentage of housing units within a transit priority area (transit proximity); and (c) the current regional share of affordable income households (income equity). Each jurisdiction’s current metric for each of these three factors is compared to the regional average. The difference (expressed as a percentage) is divided in half and then each is multiplied by the base allocation. These three adjustment factors are either added to or subtracted from the base allocation for each jurisdiction.

How It Works: This methodology starts with the same first step by distributing the same “affordable base” described in Methodology B (that is, every jurisdiction starts with 39.838 percent of its overall allocation as affordable). However, this methodology differs in that Step 2 has three adjustment factors, not one (as in Methodology B). Step 2 is to apply the adjustment factors to address regional equity for the affordable income allocations. Or, in other words:

overall allocation*regional average of affordable units = affordable base

then,

affordable allocation = affordable base +/- adjustment #1 +/- adjustment #2 +/- adjustment #3

where adjustment #1 is income equity, adjustment #2 is jobs/housing balance, and adjustment #3 is transit proximity.

The “**income adjustment**” examines the regional income disparities by comparing the percentage share each jurisdiction has of very low and low income households to the regional average. In **Table 6, Column E** shows information from CHAS (through the US Housing and Urban Development Department - HUD) on the percentage share of these households in each jurisdiction as of 2008 (the latest available data). The regional average is 39.838 percent, and is subtracted from **Column E** to determine the difference (**Column F**). The difference is divided in half (**Column F divided by 2**), and the result is **Column G**, which is multiplied by the “**affordable base**” (**Column D**). The product is **Column H**, which is the “**income adjustment factor**.”

The “**jobs/housing ratio adjustment**” compares each jurisdiction’s current ratio of jobs to housing to the regional jobs/housing average. **Column J** shows SACOG’s estimated 2035 jobs/housing ratio for each jurisdiction’s growth in the MTP/SCS. The regional average, 1.2, is subtracted from **Column J** to determine the difference (**Column K**). The difference is divided in half (**Column K divided by 2**), and the result is **Column L**, which is multiplied by the “**affordable base**” (**Column D**). The product is **Column M**, which is the “**jobs/housing adjustment factor**.”

The “**transit service area**” is the percent of projected housing unit growth a jurisdiction has in a transit priority area in the MTP/SCS by 2035 compared to the regional average for this measure. **Column O** shows SACOG’s estimated new housing growth between 2008 and 2035 within each jurisdiction that will be in a transit priority area. The regional average, 38 percent, is subtracted from **Column O** to determine the difference (**Column P**). The difference is divided in half (**Column P divided by 2**), and the result is **Column Q**, which is multiplied by the “**affordable base**” (**Column D**). The product is **Column R**, which is the “**jobs/housing adjustment factor**”.

After all three adjustment factors have been calculated, the affordable base and the three factors are added together (**Columns D + Column H + Column M + Column R**) to determine the affordable allocation for each jurisdiction (**Column U**). **Column V** shows the allocation as adjusted to fit the exact allocation of affordable units determined by HCD.

Analysis: In Draft Methodology F, each jurisdiction receives the same affordable base allocation as the region, then adjustments are made for factors addressed in the MTP/SCS – jobs/housing ratio and transit service – plus the State Housing Element Law – income distribution. The data used in this method is derived directly from the MTP/SCS land use pattern combined with projected transportation and transit investments. Each jurisdiction’s allocation is adjusted according to how far it is from the regional average. This methodology places affordable housing where there is a higher proportion of jobs and in areas where transit service exists or is planned for, while also shifting affordable housing to communities that have a lower proportion of them. One potential disadvantage to this methodology is an over-weighting of the MTP/SCS land use pattern. By starting with an affordable base allocation that is consistent with the MTP/SCS and then making further adjustments for MTP/SCS factors, this methodology will add

more units to jurisdictions starting with a high base allocation and remove units from jurisdictions with a low base allocation, essentially increasing the impact that the MTP/SCS land use assumptions will have on the affordable income unit allocation.

Table 1: Methodology A - Using 2006-13 Methodology Applied to 2013-21 RHNA Cycle
 DISCUSSION DRAFT FOR September 15, 2011 SACOG Board Meeting - action is NOT being taken on these allocations

RHNA Period : January 1, 2013 through October 31, 2021

Applying 2006-13 RHNA Methodology to 2013-21 RHNA Cycle			
	Total Projected Growth (Jan 1, 2013-October 31, 2021)	Very Low + Low Income Allocation (Jan 1, 2013- Oct 31, 2021)	
	Total number of Units (based on proportion of MTP/SCS 2020 projection)	2013-21 RHNA - Number of Very Low + Low units (Col A * Col C)	Percent of total units that are Very Low + Low
	A	B	C
Placerville	372	109	29.3%
South Lake Tahoe ¹	336	28	8.3%
El Dorado Uninc Tahoe Basin ¹	480	277	57.6%
El Dorado Uninc	3,949	1,702	43.1%
El Dorado County total	5,137	2,115	41.2%
Auburn	308	131	42.4%
Colfax	51	12	23.1%
Lincoln	3,791	1,794	47.3%
Loomis	154	73	47.1%
Rocklin	3,814	2,152	56.4%
Roseville	8,480	4,595	54.2%
Placer Uninc Tahoe Basin ¹	328	189	57.5%
Placer Uninc	4,704	2,622	55.7%
Placer County total	21,630	11,567	53.5%
Citrus Heights	696	203	29.2%
Elk Grove	7,404	4,248	57.4%
Folsom	4,634	2,420	52.2%
Galt	679	150	22.1%
Isleton	23	4	19.4%
Rancho Cordova	7,010	2,361	33.7%
Sacramento	24,108	6,635	27.5%
Sacramento Uninc	13,848	5,132	37.1%
Sacramento County total	58,402	21,154	36.2%
Live Oak	449	172	38.3%
Yuba City	2,680	1,055	39.4%
Sutter Uninc	335	162	48.2%
Sutter County total	3,464	1,389	40.1%
Davis	1,066	419	39.3%
West Sacramento	5,978	2,031	34.0%
Winters	320	134	42.0%
Woodland	1,878	538	28.7%
Yolo Uninc	1,891	687	36.3%
Yolo County total	11,133	3,810	34.2%
Marysville	72	6	8.1%
Wheatland	484	173	35.9%
Yuba Uninc	4,678	1,616	34.5%
Yuba County total	5,234	1,795	34.3%
SUM	105,000	41,830	39.8%

Table 2: Methodology B - 2013-21 RHNA Allocation Using Draft Staff Proposal
 DISCUSSION DRAFT for September 15, 2011 Board Meeting - action is NOT being taken on these allocations

RHNA Period: January 1, 2013 through October 31, 2021

DRAFT PROPOSED METHODOLOGY B (Jan 1, 2013 to Oct 31, 2021 RHNA Cycle)								
Overall Allocation	Base Number: Equal Share for all Jurisdictions		Adjustment Factor: Regional Equity			Very Low+Low Income Allocations		
Total number of Units (based on proportion of MTP/SCS 2020 projection)	Base allocation for Very Low+Low (Col A * Col C)	Base Allocation Very Low + Low %	Targeted % of units distributed in VL+L by October 31, 2021 for regional parity by 2050	Income Variance from (Col D- 39.838%)	Adjust Factor (Col B*Col E)	Allocation VL + L units (Col B + Col F)	Allocation VL + L by Percent of Total (Col G/Col A)	
A	B	C	D	E	F	G	H	
Placerville	372	148	39.8%	29.3%	-10.5%	-16	133	35.7%
South Lake Tahoe ¹	336	134	39.8%	8.3%	-31.5%	-42	92	27.3%
El Dorado Uninc Tahoe Basin ¹	480	191	39.8%	57.6%	17.8%	34	225	46.9%
El Dorado Uninc	3,949	1,573	39.8%	43.1%	3.3%	51	1,624	41.1%
El Dorado County total	5,137	2,046	39.8%	41.2%			2,074	
Auburn	308	123	39.8%	42.4%	2.6%	3	126	40.9%
Colfax	51	20	39.8%	23.1%	-16.7%	-3	17	33.2%
Lincoln	3,791	1,510	39.8%	47.3%	7.5%	113	1,623	42.8%
Loomis	154	61	39.8%	47.1%	7.3%	4	66	42.7%
Rocklin	3,814	1,519	39.8%	56.4%	16.6%	252	1,772	46.4%
Roseville	8,480	3,378	39.8%	54.2%	14.3%	485	3,863	45.6%
Placer Uninc Tahoe Basin ¹	328	131	39.8%	57.5%	17.7%	23	154	46.9%
Placer Uninc	4,704	1,874	39.8%	55.7%	15.9%	298	2,172	46.2%
Placer County total	21,630	8,617	39.8%	53.5%			9,792	
Citrus Heights	696	277	39.8%	29.2%	-10.6%	-29	248	35.6%
Elk Grove	7,404	2,950	39.8%	57.4%	17.5%	517	3,467	46.8%
Folsom	4,634	1,846	39.8%	52.2%	12.4%	229	2,075	44.8%
Galt	679	271	39.8%	22.1%	-17.8%	-48	222	32.8%
Isleton	23	9	39.8%	19.4%	-20.5%	-2	7	31.7%
Rancho Cordova	7,010	2,793	39.8%	33.7%	-6.2%	-172	2,621	37.4%
Sacramento	24,108	9,604	39.8%	27.5%	-12.3%	-1,183	8,421	34.9%
Sacramento Uninc	13,848	5,517	39.8%	37.1%	-2.8%	-153	5,364	38.7%
Sacramento County total	58,402	23,266	39.8%	36.2%			22,425	
Live Oak	449	179	39.8%	38.3%	-1.5%	-3	176	39.2%
Yuba City	2,680	1,068	39.8%	39.4%	-0.5%	-5	1,063	39.7%
Sutter Uninc	335	134	39.8%	48.2%	8.4%	11	145	43.2%
Sutter County total	3,464	1,380	39.8%	40.1%			1,384	
Davis	1,066	425	39.8%	39.3%	-0.5%	-2	423	39.6%
West Sacramento	5,978	2,382	39.8%	34.0%	-5.9%	-140	2,242	37.5%
Winters	320	127	39.8%	42.0%	2.2%	3	130	40.7%
Woodland	1,878	748	39.8%	28.7%	-11.2%	-84	665	35.4%
Yolo Uninc	1,891	753	39.8%	36.3%	-3.5%	-26	727	38.4%
Yolo County total	11,133	4,435	39.8%	34.2%			4,186	
Marysville	72	29	39.8%	8.1%	-31.7%	-9	20	27.2%
Wheatland	484	193	39.8%	35.9%	-4.0%	-8	185	38.3%
Yuba Uninc	4,678	1,864	39.8%	34.5%	-5.3%	-99	1,765	37.7%
Yuba County total	5,234	2,085	39.8%	34.3%			1,969	
SUM	105,000	41,830	39.8%	39.8%		0	41,830	39.8%

Table 4 - Methodology D: 2013-21 RHNA Allocation Using Methodology B Variation

DISCUSSION DRAFT FOR September 15, 2011 SACOG Board Meeting - action is NOT being taken on these allocations

RHNA Period : January 1, 2013 through October 31, 2021

METHODOLOGY D (Jan 1, 2013 to Oct 31, 2021 RHNA Cycle)									
Overall Allocation	Base Number: Equal Share for all Jurisdictions			Adjustment Factor: Regional Equity			Very Low+Low Income Allocations		
Total number of Units (based on proportion of MTP/SCS 2020 projection)	Affordable Base allocation for Very Low+Low (Col A * Col C)	Affordable Base Allocation Very Low + Low %	Non-Affordable Base = Moderate + Above Mod (Col A - Col B)	Targeted % of units distributed in VL+L by October 31, 2021 for regional parity by 2050	Income Variance from (Col D- 39.838%)	Adjustment Factor (Mod+Above Mod)*Variance (Col C2*Col E)	Allocation VL + L - Base + (Variance * Mod+Above Mod units) (Col B + Col F)	Allocation VL + L by Percent of Total (Col G/Col A)	
A	B	C1	C2	D	E	F	G	H	
Placerville	372	148	39.8%	224	29.3%	-10.5%	-23	125	33.5%
South Lake Tahoe ¹	336	134	39.8%	202	8.3%	-31.5%	-64	70	20.9%
El Dorado Uninc Tahoe Basin ¹	480	191	39.8%	289	57.6%	17.8%	51	243	50.5%
El Dorado Uninc	3,949	1,573	39.8%	2,376	43.1%	3.3%	77	1,651	41.8%
El Dorado County total	5,137	2,046	39.8%		41.2%			2,088	
Auburn	308	123	39.8%	185	42.4%	2.6%	5	127	41.4%
Colfax	51	20	39.8%	31	23.1%	-16.7%	-5	15	29.8%
Lincoln	3,791	1,510	39.8%	2,281	47.3%	7.5%	171	1,681	44.3%
Loomis	154	61	39.8%	93	47.1%	7.3%	7	68	44.2%
Rocklin	3,814	1,519	39.8%	2,295	56.4%	16.6%	381	1,900	49.8%
Roseville	8,480	3,378	39.8%	5,102	54.2%	14.3%	732	4,110	48.5%
Placer Uninc Tahoe Basin ¹	328	131	39.8%	197	57.5%	17.7%	35	166	50.5%
Placer Uninc	4,704	1,874	39.8%	2,830	55.7%	15.9%	450	2,324	49.4%
Placer County total	21,630	8,617	39.8%		53.5%			10,392	
Citrus Heights	696	277	39.8%	419	29.2%	-10.6%	-44	233	33.5%
Elk Grove	7,404	2,950	39.8%	4,454	57.4%	17.5%	781	3,731	50.4%
Folsom	4,634	1,846	39.8%	2,788	52.2%	12.4%	345	2,191	47.3%
Galt	679	271	39.8%	408	22.1%	-17.8%	-73	198	29.1%
Isleton	23	9	39.8%	14	19.4%	-20.5%	-3	6	27.5%
Rancho Cordova	7,010	2,793	39.8%	4,217	33.7%	-6.2%	-260	2,533	36.1%
Sacramento	24,108	9,604	39.8%	14,504	27.5%	-12.3%	-1,786	7,818	32.4%
Sacramento Uninc	13,848	5,517	39.8%	8,331	37.1%	-2.8%	-231	5,285	38.2%
Sacramento County total	58,402	23,266	39.8%		36.2%			21,996	
Live Oak	449	179	39.8%	270	38.3%	-1.5%	-4	175	38.9%
Yuba City	2,680	1,068	39.8%	1,612	39.4%	-0.5%	-7	1,060	39.6%
Sutter Uninc	335	134	39.8%	202	48.2%	8.4%	17	150	44.9%
Sutter County total	3,464	1,380	39.8%		40.1%			1,385	
Davis	1,066	425	39.8%	641	39.3%	-0.5%	-3	422	39.5%
West Sacramento	5,978	2,382	39.8%	3,597	34.0%	-5.9%	-211	2,170	36.3%
Winters	320	127	39.8%	192	42.0%	2.2%	4	132	41.2%
Woodland	1,878	748	39.8%	1,130	28.7%	-11.2%	-126	622	33.1%
Yolo Uninc	1,891	753	39.8%	1,138	36.3%	-3.5%	-40	713	37.7%
Yolo County total	11,133	4,435	39.8%		34.2%			4,059	
Marysville	72	29	39.8%	43	8.1%	-31.7%	-14	15	20.8%
Wheatland	484	193	39.8%	291	35.9%	-4.0%	-12	181	37.5%
Yuba Uninc	4,678	1,864	39.8%	2,814	34.5%	-5.3%	-149	1,714	36.6%
Yuba County total	5,234	2,085	39.8%		34.3%			1,911	
SUM	105,000	41,830	39.8%	63,170	39.8%		0	41,830	39.8%

Sacramento Area Council of Governments

1 - Tahoe Basin allocations based on projections provided by the Tahoe Regional Planning Agency

