

## II. EVALUATION OF PREVIOUS HOUSING ELEMENT

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

### **Review of the Previous Housing Element**

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

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

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

### Effectiveness of the Previous Housing Element

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

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

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

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

#### Appropriateness of Housing Element

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

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

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

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

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

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

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

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Housing Element – Program Evaluation Matrix**

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

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

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

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

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

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

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

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<p>housing through the following actions:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>	<p>Almondwood Apartments</p>	

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Program	Evaluation	Recommendation
<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul> <p>The City will advertise the available State and Federal funding sources to developers or other interested parties through published information available at the Community Development Department's counter and in the general development application packet.</p>		
<p>II.10</p> <p>The City will continue to provide housing rehabilitation assistance to extremely low-, very low- and low-income homeowners and to rental property owners with extremely low-, very low- or low-income tenants. The City will continue to implement, annually review, and revise as needed, program guidelines for housing rehabilitation assistance. Interested homeowners and other applicable parties can acquire information about this</p>	<p>City continues to have a adopted Housing Rehabilitation program to assist extremely low-, very low- and low income households; however, program implementation has been suspended due to funding constraints resulting from the State's elimination of Redevelopment and the resultant Redevelopment wind-down process.</p> <p>Achievements: Almondwood Apartments Several SFR Senior Rehabs</p>	<p>This program has been effective and will be kept in the Housing Element.</p>

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Housing Element – Program Evaluation Matrix**

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

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Program	Evaluation	Recommendation
<p>6. The City is working on a Downtown Form Based Code anticipated to be adopted summer 2008.</p> <p>The City will promote mixed use developments in the following ways:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. The City will post information about mixed use opportunities and the site inventory in the Community Development Department.</li> <li>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.</li> </ol> <p>The City will advertise these incentives to developers or other interested parties through published information available at the</p>	<p>Achievements: Adoption of Form Based Code</p>	

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

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

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Program		Evaluation	Recommendation
		meeting, approved Resolution 2010-20, appointing a City Council member to serve on the Executive Commission.	
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.	<p>Achievements: See above</p> <p>City has continued efforts to promote equal opportunity as outlined.</p> <p>Achievements: See above</p>	This program has been effective and will be kept in the Housing Element.
II.17	The City shall require, to the extent practicable, that 10 percent of the lots in residential subdivisions of 20 or more lots be marketed to local builders or owner-builders. The City will implement this goal through negotiated development agreements with residential developers. The pricing of these lots shall be based on a real estate analysis. The City will require residential developers to place an ad in the local newspaper on at least three occasions and to publicly post the availability of the lots.	<p>City has continued to require that 10 percent of the lots in residential subdivisions of 20 or more lots be marketed to local builders and continues to implement this goal through negotiated development agreements with residential developers. There are currently four such development agreements in place, all containing this requirement.</p> <p>Achievements: See above</p>	This program has been effective and will be kept in the Housing Element.
II.18	The City will assist non-profit housing	City continues to assist non-profit housing corporations seeking	This program has

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

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Housing Element – Program Evaluation Matrix**

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

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

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

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

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

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

<b>Program</b>	<b>Evaluation</b>	<b>Recommendation</b>
requests for reasonable accommodation. In addition, it will identify the process for appeals of determination.		