City of Winters Planning Commission
Teleconference Meeting
Tuesday, February 22, 2022, 6:30 PM

AGENDA

Community Development Department
Contact Phone Number (530) 794-6714
Email: kirk.skierski@cityofwinters.org

Chairperson: Gregory Contreras
Vice Chair: Lisa Baker
Commissioners: Ramon Altamirano, Judith Arce, Nancy Northrup, Chris Rose, Jessica Smith

Kathleen S. Trepa, City Manager & City Clerk
Senior Planner, Kirk Skierski
Ellena Branson,Executive Assistan & Deputy City Clerk

PLEASE NOTE – The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Planning Commission Chair, Commissioners, or City staff. Public comment is limited to 3 minutes, and speakers will be asked to state their name and address.

ZOOM Instructions
https://us02web.zoom.us/j/7095453737

Meeting ID: 709 545 3737

1. Call to Order: City of Winters Planning Commission Meeting

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS
   At this time, any member of the public may address the Planning Commission on matters, which are not listed on this agenda. Citizens should reserve their comments for matters listed on this agenda at the time the item is considered by the Planning Commission. An exception is made for members of the public for whom it would create a hardship to stay until their item is heard. Those individuals may address the item after the public has spoken on issues that are not listed on the agenda. Presentations may be limited to accommodate all speakers within the time available. Public comments may also be continued to later in the meeting should the time allotted for public comment expire.

5. APPROVAL OF AGENDA

6. PUBLIC HEARINGS

6.1 Amendment to 6th Cycle Housing Element Update

That the Planning Commission conduct a public hearing on the revised Housing Element Update and adopt Resolution 2022-01 to:

1. Recommend the City Council determine the proposed Housing Element amendments to the Implementation Programs section of the Housing Element's "Housing Plan" to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines; and
2. Recommend the City Council approve the revised Housing Element Update, which includes amendments to the Implementation Programs section of the Housing Element's "Housing Plan" as outlined in Resolution 2022-01.

PC_Staff_Report_Amendment_to_HE_Update

Att1_PC_Resolution2022_01with_Exhibit_A

Att2_PC_Staff_Report_Package

Att3_Council_Staff_Report_Package

7. MISCELLANEOUS

8. PRESENTATIONS

9. STAFF COMMENTS/INFORMATION ITEMS

10. COMMISSION COMMENTS/REPORTS

Under Government Code Section 54952.2, may include: (1) a brief announcement; (2) a question for clarification; (3) a brief report on his or her own activities; (4) request staff to report back to the body at a subsequent meeting concerning any matter, or (5) take action to direct staff to place a matter of business (or issue) on a future agenda.

11. ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the regular meeting of the Planning Comission was posted on the City of Winters website at www.cityofwinters.org and Commission Members were notified via e-mail of its' availability. A copy of the foregoing agenda was also posted on the outside public bulletin board at City Hall, 318 First Street , and made available to the public during normal business hours.

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Kirk Skierski, Community Development Department Senior Planner

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 including payment of the applicable Appeal fee, 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, comments are limited to three minutes.

REVIEW OF TAPE RECORDING OF MEETING: Planning Commission Meetings are recorded. Recordings are available for public review on the City of Winters website.

GENERAL NOTES: Meeting facilities are accessible to persons with disabilities. To arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting, contact the City Clerk.

Planning Commission
Staff Report

To: Chair and Planning Commissioners

Date: February 22, 2022

From: Kirk Skierski, Senior Planner

Subject: Amendment to 6th Cycle Housing Element Update

Recommendation:
That the Planning Commission conduct a public hearing on the revised Housing Element Update and adopt Resolution 2022-01 to:

1. Recommend the City Council determine the proposed Housing Element amendments to the Implementation Programs section of the Housing Element's "Housing Plan" to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines; and

2. Recommend the City Council approve the revised Housing Element Update, which includes amendments to the Implementation Programs section of the Housing Element's "Housing Plan" as outlined in Resolution 2022-01.

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

On June 22, 2021, the Planning Commission held a public workshop on the draft Housing Element Update. The Public Review Draft of the Housing Element Update was subsequently revised, and a copy was sent to the California Department of Housing and Community Development (HCD) for review. On July 26, 2021, the City received a letter from HCD stating that Housing Element Update required further revisions to comply with the State Housing Element Law. On August 24, 2021, the Planning Commission held a

public hearing on the revised draft Housing Element Update, received public testimony, and adopted Resolution No. 2021-02 recommending the City Council amend the General Plan by adopting the 2021-2029 Housing Element Update. On September 7, 2021, the City Council adopted Resolution 2021-51, approving the City's 6th Cycle Housing Element Update. The City's adoption of the 6th Cycle Housing Element Update included significant public outreach and community participation. Following the adoption of the Housing Element Update, a copy was submitted to HCD. HCD has 90 days to review adopted housing element updates and report its findings to the Planning Division.

In December 2021, current Planning staff contacted HCD to obtain a copy of the State's Certification Letter – the official state document finding that the housing element substantially complies with the State Housing Element Law.

Amendments to the Housing Element Update

In a letter to the City dated December 27, 2021, HCD identified that minor revisions were necessary in order to provide clarifications relating to the State Housing Element Law. Specifically, programs to affirmatively furthering fair housing (AFFH) must have metrics and milestones. As a result, several Housing Element Implementation Programs have been revised to include additional language addressing the requirements of the State Housing Element Law. The proposed revisions are limited to the Implementation Programs of Chapter III, Housing Plan, of the City's 6th Cycle Housing Element, and specifically provide additional clarifications to the "objectives" of several implementation programs. The proposed revisions are included in Exhibit "A" of Resolution 2022-01 (Attachment #1) and summarized below.

The proposed revisions would provide additional clarifications relating to "objectives" of the following Implementation Programs:

- II.3 – Rezone to Accommodate RHNA
- II.5 – Inclusionary Housing Ordinance Program
- II.6 – Displacement/Relocation Assistance and Replacement of Affordable Units Program
- II.7 – Duplex Allowance Program
- II.8 – Increased Density Program
- II.10 – Zoning Ordinance Amendments – Housing Constraints Program
- II.11 – ADU Incentives Program
- II.12 – Density Bonus Program
- II.13 – Facilitate Affordable and Special Needs Housing Construction Program
- II.14 – Housing Rehabilitation and Weatherization Program
- II.15 – Mixed Use Development Incentives Program
- II.18 – Housing Choice Mobility
- II.19 – Homeless Support Program
- II.21 – Conservation of Existing and Future Affordable Units Program
- II.24 – Universal Design Program
- II.25 – California Accessibility Standards Compliance Program
- II.27 – Housing Diversification Program
- II.28 – Reasonable Accommodation Program

- II.29 – Affirmatively Further Fair Housing Outreach and Coordination Program
- II.31 – Increase Access to Local Services and Employment Opportunities
- II.31 – Facilitate Farmworker Housing
- II.33 – Community Preservation

A majority of the Implementation Program objectives have been revised to clearly state that the objectives of the Implementation Programs identified above are intended to address the City's housing needs and reduce barriers to fair housing through:

- Increasing the supply of a variety of housing types;

- Increasing the availability of affordable housing, including in high resource and opportunity areas, to promote access to opportunity and inclusivity of protected classes;

- Providing additional housing opportunities to promote housing mobility and choice;

- Providing additional lower income housing opportunities to address disproportionate housing needs and decrease displacement risk through increasing the supply of affordable housing; and

- Reduce patterns of segregation through providing dispersed opportunities for affordable housing throughout the city.

Environment Analysis:
Staff is recommending that the proposed revisions to the City's 6th Cycle Housing Element's Implementation Programs to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility of a significant effect on the environment from the adoption of the proposed revisions, which provide clarifications relating to State Housing Element Law. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The Planning Commission must consider the proposed CEQA exemption together with any comments received during the public review process. Further, the exemption can only be approved if the Commission finds, based on the whole record before it, that there is not substantial evidence that there are unusual circumstances (including future activities), which might reasonably result in the project having a significant effect on the environment.

Public Communication:
The public hearing notice was published in the *Winters Express* on February 9, 2022. No public comments have been received at the time this staff report was published.

Staff Summary and Recommendation:
Staff is recommending that the Planning Commission conduct a public hearing on the

amendment to the Housing Element Update and adopt Resolution 2022-01 to:

1. Recommend the City Council determine the proposed Housing Element amendments to the Implementation Programs section of the Housing Element's "Housing Plan" to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines; and

2. Recommend the City Council approve the proposed Housing Element amendments to the Implementation Programs section of the Housing Element's "Housing Plan" as outlined in Resolution 2022-01.

Alternatives:
None recommended by staff.

Attachments:
1. Resolution No. 2022-01
    a. Exhibit A: Amendments to the Implementation Programs of Chapter III, Housing Plan, of the City's 6th Cycle Housing Element
2. 6th Cycle Housing Element Update Planning Commission staff report package dated August 24, 2021
3. 6th Cycle Housing Element Update City Council staff report package dated September 7, 2021

Planning Commission Resolution No. 2022 – 01

A Resolution of the Planning Commission of the City of Winters Recommending that the City Council Approve Amendments to the Housing Element Update

Whereas, the City of Winters General Plan was adopted on May 19, 1992, by City Council Resolution No. 1992-13; and

Whereas, housing element updates must be prepared in accordance with the provisions set forth in Section 65583 et seq. of the Government Code; and

Whereas, the Public Review Draft of the 2021-2029 Housing Element Update was sent to the California Department of Housing and Community Development ("HCD") on May 27, 2021, for a 60-day review period; and

Whereas, the Public Review Draft of the Housing Element Update was made available to for public comment from June 1 through June 30, 2021; and

Whereas, the Planning Commission held a public workshop on the draft Housing Element Update on June 22, 2021, wherein the opportunity for public testimony was provided; and

Whereas, discussions were held between staff and HCD in July 2021 and based on these discussions and public comments, including input from the public workshop on June 22, 2021, the Public Review Draft of the Housing Element Update was further revised; and

Whereas, a Revised Public Review Draft of the Housing Element Update was sent to HCD on July 13, 2021, and was also made available to the public; and

Whereas, on July 26, 2021, the City received a letter from the HCD stating that the City's Housing Element Update for the 2021-2029 planning period needed further revisions to comply with the State Housing Element Law; and

Whereas, the Review Draft Housing Element update was updated to address the formal comment letter from HCD and public comments; and

Whereas, the Planning Commission held a public hearing on the draft Housing Element update on August 24, 2021, wherein the opportunity for public testimony was provided; and

Whereas, comments were received during the public hearing, the Planning Commission considered public comments, discussed the Housing Element Update, and the Planning Commission approved Resolution No. 2021-02 recommending the City Council amend the General Plan by adopting the 2021-2029 Housing Element Update; and

Whereas, the City Council held a public hearing to consider the Housing Element Update on September 7, 2021, wherein the opportunity for public testimony was provided; and

Whereas, comments were received during the public hearing, the City Council considered public comments, and discussed adoption of the Housing Element; and

Whereas, on September 7, 2021, the City Council adopted the City's 6th Cycle Housing Element Update by City Council Resolution 2021-51; and

Whereas, the California Department of Housing and Community Development identified that minor revisions were necessary in order to provide clarifications relating to State Housing Element Law; and

Whereas, a notice of public hearing was published in the *Winters Express* on February 9, 2022, and the amendments to the Housing Element Update were available to the public at that time; and

Whereas, the City of Winters Planning Commission held a duly noticed public hearing on February 22, 2022, to consider the proposed minor revisions amending the Implementation Programs section of the Housing Element's "Housing Plan" (also known as the "revised Housing Element Update"); and

Whereas, the Planning Division presented its oral and written staff report on the proposed Housing Element amendments to the Implementation Programs section of the Housing Element's "Housing Plan" at a regular meeting of the Planning Commission on February 22, 2022; and

Whereas, the Planning Division recommended that the project be determined exempt from the California Environmental Quality Act (CEQA) based on the "common sense" exception that CEQA only applies to projects with the potential to result in a significant impact on the environment in accordance with CEQA Guidelines Section 15061(b)(3), and it can be seen with certainty, based on evidence in the record, that there is no possibility of a significant effect on the environment from the adoption of the proposed revisions to the Housing Element's "Housing Plan"; and

Whereas, the Planning Division recommended approval of the proposed revisions to the Implementation Programs section of the Housing Element's "Housing Plan"; and

Now, Therefore Be It Resolved that the Planning Commission of the City of Winters hereby takes the following actions:

1. Recommend the City Council determine the proposed Housing Element amendments to the Implementation Programs section of the Housing Element's

"Housing Plan" to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines; and

2. Recommend the City Council approve the revised Housing Element's "Housing Plan" as set forth in Exhibit A of this resolution attached hereto and incorporated herein.

Passed And Adopted by the Planning Commission of the City of Winters, on the 22nd day of February 2022 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Gregory Contreras, Chairperson

Attest:

Kathleen Salguero Trepa, City Clerk

Planning Commission Resolution No. 2022 – 01
Exhibit "A"

A Resolution of the Planning Commission of the City of Winters Recommending that the City Council Approve the Revised Housing Element Update

(See attachment)

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I INTRODUCTION

The City of Winters recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The Housing Element is one of the mandated elements of the City's General Plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements.

Consistent with State law, the purposes of this Housing Element are to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires that the City accommodate its "fair share" of regional housing needs, which are assigned by the Sacramento Area Council of Governments (SACOG) for all jurisdictions in the six-county region. SACOG established the 2021-2029 Regional Housing Needs Plan (RHNP) to assign each city and unincorporated county in the region its fair share of the regional housing need based on a number of factors established by State law (Government Code Section 65584) and regional housing burdens and needs. The objectives of the Regional Housing Needs Allocation (RHNA) are:

- Increase housing supply and the mix of housing types;
- Promote infill, equity, and environment;
- Ensure jobs housing balance and fit;
- Promote regional income equity; and
- Affirmatively further fair housing.

Beyond the income-based housing needs established by the RHNA, the Housing Element must also address special needs groups; such as seniors, persons with disabilities including developmental disabilities, single female parents, large families, farm workers, and homeless persons.

The City of Winters Housing Element consists of two documents: the 6th Cycle Housing Element Background Report and the 6th Cycle Housing Element Housing Plan (policy document). The Background Report provides information regarding the City's population, household, and housing characteristics, quantifies housing needs, addresses special needs populations, describes potential constraints to housing, addresses fair housing issues, and identifies resources available, including land and financial resources, for the production, rehabilitation, and preservation of housing. The Housing Element Background Report provides documentation and analysis in support of the goals, polices programs, and quantified objectives in this Housing Element policy document.

CONTENTS

This 6th Cycle Housing Element Housing Plan is divided into the following sections:

I. Introduction

The Introduction provides a brief summary of the purpose of the Housing Element, describes the components of the Housing Element, and provides a .

II. Public Participation

This section describes the outreach efforts that were taken to achieve community input from all segments of the population, including traditionally under-represented or disadvantaged populations, in the development of this Housing Element Update.

III. Housing Plan

The Housing Plan identifies the City's housing goals and establishes a framework to address each goal. The policies and programs address specific needs or constraints identified in the Background Report as well as the requirements of State law. The Housing Plan provides direction for future housing development, rehabilitation of existing housing, removal of constraints to housing production, fair housing, and increasing opportunities for energy conservation. Each topic includes an overarching goal with supporting policies and implementation programs to provide direction to decision-makers and assist in achieving the stated goal.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Plan:

- Goal: Is the guiding intent and purpose for current and future housing stock. A Goal is general in nature and represents a central City issue by outlining the ultimate purpose for an effort stated in a way that is general in nature and immeasurable.
- Policy: Specific statement of action that defines a clear commitment to achieve the Goal in which it was intended.
- Implementation Program: An action, procedure, program, or technique that carries out the policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment. The timeframe indicates the calendar year in which the activity is scheduled to be completed. These timeframes are general guidelines and may be adjusted based on City staffing and budgetary considerations.
- Quantified Objective: The number of housing units that the City expects to be constructed, conserved, or rehabilitated; or the number of households the City expects will be assisted through Housing Element programs and based on general market conditions during the timeframe of the Housing Element
- "Affordable Housing" refers to housing affordable to extremely low, very low, and low income households.

COMMUNITY OVERVIEW

The City of Winters was incorporated in 1898 and is a part of the Sacramento—Arden-Arcade—Roseville Metropolitan Statistical Area. Winters is located in the southwestern portion of Yolo County. Winters is a small city bordered on the south and southwest by Dry Creek and Putah Creek and is immediately north of the Solano County line and just east of the Vaca Mountain Range. Winters lies approximately 10 miles north of Vacaville and 40 miles west of Sacramento. State Highway 128 transects the City and serves as a major access route to Lake Berryessa. The City is within 30-minutes of Davis, Dixon, Fairfield, Woodland, West Sacramento, and Vacaville, and within 50-minutes of Citrus Heights, Elk Grove, Napa, Pinole, Vallejo, Sacramento, and Rancho Cordova.

Overall, the City is characterized by its steadily growing population, the high percentage of family (versus non-family) households, and persons of Latino heritage. This small, agricultural town has a diverse economic base with the largest industries in Winters, including the educational, health, and social services industry; the construction industry; and the arts, entertainment and recreation, and accommodation and food service industry. The Winters Joint Unified School District serves the Winters's residents and maintains four schools, including the Waggoner Elementary School serving grades TK – 2, the Shirley Rominger School serving grades 3 – 5, the Winters Middle School serving grades 6 – 8, and the Winters High School serving grades 9 – 12. In the 2019-2020 school year, the Winters Joint Unified School District had a total enrollment of 2,150 students.

The City is working to enhance its historic small-town charm, and integrate smart growth practices, through efforts to redevelop its downtown core. The City has adopted a Downtown Master Plan and a commercial condominium-conversion ordinance, both aimed at downtown revitalization. Recently approved and constructed Downtown developments have been aimed at expanding employment and housing opportunities in the City. For example, Hotel Winters – Winters's first full-service hotel – opened its doors in the fall of 2019 providing 78 guest rooms in the downtown core for people to stay who come to Winters for the eateries, wine tastings, and weddings. Additionally, nestled between the historic downtown and the main entrance into

the city, the Blue Mountain Terrace development will provide 63 affordable, senior apartment homes and a senior community center on a key infill site between Grant Avenue and Baker Street in downtown Winters.

In 2020, Winters had a population of approximately 7,279 residents, who were predominantly white or Hispanic. Additionally, the City has a diverse population with 7.7% of residents under 5 years old, 18.8% of residents 5 to 19 years old, 32.4% of residents 20 to 44 years old, 31.1% of residents 45 to 64 years old, and 10.0% of residents 65 years or older. The median age of Winters residents has increased from 35.9 in 2010 to 37.6 in 2018, which is a little over a year higher than the State's median age of 36.3 and significantly higher than Yolo County's median age of 31.0. This trend points to projecting a larger aging population in Winters and the need to plan for services, such as health and medical services for this older community.

In Winters, 69% of households own their home while 31% rent. Homeowner households are generally headed by older residents, with 53% of households headed by a resident 55 years of age or older. Conversely, households who rent their homes are generally younger, with only about 28% of renter households headed by a person over the age of 55. According to the Yolo County Housing BluePrint 2020, the average 2019 rental price in Winters was $2,292, which was the highest average rent among the four incorporated jurisdictions in Yolo County. As discussed in the *Housing Needs Section* of this housing element, a significantly higher percentage of renter households (58.7%) were lower income (<80% median) compared to lower-income residents who owned their homes (38.9%). The high incidence of lower income renter households is of particular significance as market rents in Winters exceed the level of affordability for lower-income households, resulting in significant variation in cost burden (overpaying for housing).

The residential makeup of the City is predominantly single-family, representing approximately 77.7% of the City's housing stock. While single-family homes in the City are relatively affordable compared to cities like Davis and Dixon, the 2020 median home sales prices in Winters were not affordable to lower income households nor moderate-income households. However, the City is fortunate to have a substantial inventory of income-restricted rental units with 286 rent restricted units, representing approximately 11.4 percent of the City's housing stock in 2020 and 6.8 percent of the County's entire stock of rent-restricted units. In fact, Winters has the highest number of rent-restricted units per 500 housing units (57.2) in the County, followed by West Sacramento (33.9), Woodland (29.5), and then Davis (21). The City works closely with affordable housing developers to produce and preserve affordable units, highlighted by the recent Blue Mountain Terrace affordable housing development.

The special needs populations most represented in the City are female-headed households and senior households. In 2017, about 36.8% of female-headed households in Winters had incomes below the poverty line, and female-headed households made up 28.6% of all households in poverty in Winters while only making up approximately 4.6% of all households in Winters. Additionally, there is a significant farmworker population in the City due to the City's location in Yolo County, which has a large agricultural industry and is a significant producer of agricultural commodities. Homelessness in the City is also on a rise with the 2019 PIT Report identifying 35 unsheltered homeless persons in Winters compared to 8 unsheltered homeless persons in 2017, representing a 337.5% increase in unsheltered homeless individuals in Winters.

The City has a significant capacity for future residential developments to assist in addressing the needs of the community, especially the special needs populations, and several projects have been proposed. The City has seen a surge in residential growth, with projects that had been sidelined as a result of the Great Recession now back on track and underway. The City is committed to working with developers to implement development agreements that incentivize projects that meet the needs and priorities of the community.

II COMMUNITY PARTICIPATION

Community participation was solicited and encouraged throughout the Housing Element process. Community participation efforts are described below for the development of the Draft Housing Element and the adoption of the Final Housing Element. During the preparation of the 6th Cycle Housing Element, a number of public outreach methods were employed. City officials, the Department of Housing and Community Development (HCD), and various housing and social services providers were contacted and consulted. The following meetings were held to garner public input associated with the community's vision and priorities related to housing concerns:

- Virtual Housing Workshop and Survey – March 7, 2021 through April 27, 2021
- Housing Element Workshop – July 7, 2021
- Planning Commission Hearing – August 24, 2021
- City Council public hearing – September 7, 2021

PUBLIC OUTREACH

APPROACH TO PUBLIC OUTREACH

The Housing Element Update process began in 2020, which included data gathering and a meeting with the City Council to determine the approach to public outreach. While past Housing Elements have included public and stakeholder workshops to gather data, the novel coronavirus (also known as COVID-19) resulted in shelter-in-place and social distancing requirements that have precluded in-person workshops for the development of this 6th Cycle Housing Element.

COVID-19 is an illness spread by person-to-person contact. The first case in California was documented on January 25, 2020. On March 11, 2020, the World Health Organization declared COVID-19 a global pandemic. In March 2020, as COVID-19 cases in California and the United States increased, Governor Newsom issued a series of Executive Orders restricting activities and movement within the State in an effort to reduce the spread of COVID-19. On March 18, 2020, the Yolo County Public Health Officer issued a shelter-in-place order. On March 19, 2020, a statewide shelter-in-place order was issued requiring residents to stay at home, with certain exceptions. Since that time, there have been a series of orders and restrictions that have continued to require people to maintain social distancing, wear facial coverings, and minimize in-person contact. During this time, the City has had to hold public meetings in a virtual format where interested parties can access the meeting via a computer or other device with an internet connection to attend the meeting via video or participate in an audio format via a phone. The State identified four tiers: purple (widespread), red (substantial), orange (moderate), and yellow (minimal) that are applied to counties and regions to identify risk levels and allowed activities.

On February 23, 2021, Yolo County was moved from the purple to the red tier and select businesses have been able to open indoors and/or have increased occupancy. However, in-person workshops remain precluded at this point and the City continued to hold virtual public meetings via Zoom and has closed City Hall to the public. It is anticipated that this 6th Cycle Housing Element will be completed prior to the lifting of restrictions on in-person meetings and workshops. While COVID-19 has presented a challenge to the City's public participation program, the City has expanded its outreach efforts to involve the community via a video, virtual workshops, and virtual meetings, augmented by two surveys.

In response to the transition from in-person public and stakeholder workshops, the City and consultant team prepared a bilingual virtual workshop consisting of a video presentation and community survey. The housing needs survey was designed as detailed survey available in both English and Spanish that could be conducted on-line and a separate on-line survey was disseminated to housing stakeholders. This initial effort, including extensive efforts to engage populations that may not participate in typical City meetings and planning projects, is summarized below under Initial Public Engagement and

Participation. The results of these surveys, as well as outreach to various stakeholders, and research related to the City's housing needs informed the preparation of the 6th Cycle Housing Element Background Report and the updated goals, policies, and programs in the 6th Cycle Housing Element Housing Plan.

In addition to the public outreach workshop, key stakeholders, agencies, and organizations were contacted individually for input to ensure that the Housing Element accurately reflects a broad spectrum of the community and prioritizes needs appropriately.

NOTIFICATION OF COMMUNITY PARTICIPATION OPPORTUNITIES

The City conducted public outreach for meetings and activities through announcements in the local newspaper (Winters Express), notices posted on the notice boards at City Hall, notices on the City's website, and posts on the City's social media accounts, including Facebook and NextDoor. Notices of the virtual housing workshop and survey were also sent as a mailer as part of the April utility bill.

Notices and announcements were also sent to interested individuals, and housing developers and service providers were notified. It is noted that while translation services were not offered at the meetings, staff and others who are multi-lingual attended the meetings and were available to translate if necessary. No translation services were requested for or at any of the meetings.

City staff and the consultant team disseminated a detailed housing needs survey to individuals, community organizations, County departments, and public agencies to gain a deeper understanding of resident housing needs. The housing needs survey was advertised via the City website, the City's Facebook page, and a mailer as part of the April utility bill; Yolo FoodBank also advertised the survey at their food distribution events during the Virtual Workshop. An introduction to the survey and links to the survey in English and Spanish were also emailed to approximately 60 stakeholders, including public agency representatives, real estate professionals, service providers, and housing developers. This group of stakeholders was asked to post the survey on their social media pages and to disseminate the survey among their clients and residents in order to increase opportunities for participation, particularly among the lower income and special

For the initial virtual housing workshop, stakeholders and service provides were emailed an introduction to the Housing Element Update, a description of the virtual workshop and survey, and links to the community survey in English and Spanish, links to the stakeholder survey, sample language in both English and Spanish they could use to advertise the effort, and PDFs of the virtual workshop and survey notices in English and Spanish, and were invited to attend the meeting. Stakeholders were also asked to post each notice in a visible location so their residents and client base could learn about the meetings and survey and to post the notice on their social media sites to further assist the City in engaging the community. Stakeholders notified throughout this process reflected a broad range of interests, including agencies and service providers that assist special needs and disadvantaged households. Yolo FoodBank also advertised the survey at their food distribution events during the Virtual Workshop. Stakeholders asked to participate and engage their client base included:

- ApoYolo Project
- California Coalition for Rural Housing
- California Housing Partnership Corporation
- California Rural Legal Assistance Foundation
- Crowne Communities
- Diocese of Sacramento Catholic Charities
- Domus/Newport Partners (Blue Mountain Terrace)
- First Baptist Church
- First Will Baptist Church
- Homes by Towne

- Legal Services of Northern California
- Life Center Church
- Mercy Housing California
- NeighborWorks Sacramento
- Pentecostal Church of God
- Pioneer Church
- Rise Inc.
- Rotary Club of Winters
- Rural Community Assistance Corporation
- Sacramento Housing Alliance
- Sacramento Self Help Housing
- Saint Anthony Parish Catholic Church
- Skreden Commercial Real Estate
- The Winters Elder Day Council
- Volunteers of America
- Winters After-School Program
- Winters Chamber of Commerce
- Winters Child Development Center
- Winters Hispanic Advisory Committee
- Winters Joint Unified School District
- Winters Senior Commission on Aging
- Winters Seniors Foundation
- Winters State Preschool Center
- Yolo County Department of Education
- Yolo County Dept. of Agriculture
- Yolo County Health & Human Services Agency
- Yolo County Housing
- Yolo Food Bank
- Yolo Interfaith Immigration Network

VIRTUAL HOUSING WORKSHOP AND SURVEY

As part of the community outreach, a virtual community workshop was conducted to educate the community about housing issues and opportunities facing Winters and gather input on housing-related topics. The virtual workshop was hosted on the City's Housing Element Update webpage from March 7, 2021 through April 27, 2021. The timeframe was intended to allow community members and stakeholders to participate at their leisure and in accordance with their schedule and availability. The Virtual Housing Workshop consistent of two parts:

Step 1: Overview video (narrated in English and subtitled in Spanish) describing Housing Elements and why they are important as well as existing conditions in Winters and the City's Housing Element Update process (English and Spanish versions). The video concluded with a request for the viewer to take the Housing Survey to share their thoughts, priorities, and needs related to Winters' housing issues.

Step 2: A detailed survey, with English and Spanish options, asked a series of questions related to the respondent's demographic and current housing situation, their housing needs and priorities, fair housing issues; the respondent's thoughts

related to Winters' housing needs and priorities, and the respondent's preferences for where different types of housing should be accommodated.

A screenshot of the video and survey components of the workshop is provided below.

Winters Housing Element Virtual Workshop ~ English

The City of Winters welcomes you to share your ideas about housing in our community. What made you decide to call Winters home? Or, if you don't already live in Winters, are there certain challenges preventing you from living here? We want to learn more about your existing housing options, your housing priorities, and where you think Winters' share of new regional housing growth can be best accommodated.

Using the material below, we also encourage you to consider this "Virtual Workshop" on housing priorities and needs as a two-step process that replicates the traditional "in-person" workshop format in a new virtual way. This includes:

Step 1: What are the Housing Needs of Our Community?
Watch the video below to learn more about Housing Elements and why we are updating ours.



Step 2: Share Your Ideas (survey)
Share your ideas about housing priorities, needs, and issues by completing the survey linked below.
https://www.surveymonkey.com/r/Winters6thHECommunitySurvey

Winters Housing Element Virtual Workshop ~ Spanish

La Ciudad de Winters le invita que comparta sus ideas sobre la vivienda de nuestra comunidad. ¿Cómo se decidió asentarse en Winters? Por otro lado, si no vive ya en Winters, ¿existen algunas dificultades que le prohiban vivir acá? Deseamos informarnos sobre sus opciones de vivienda actuales, sus prioridades de vivienda, y dónde cree que la Ciudad de Winters puede acomodar el crecimiento de vivienda regional que le corresponde.
Aprovechando la información abajo, le invitamos a que considere este "taller virtual" sobre las prioridades y necesidades de vivienda como un proceso que replica el taller tradicional "en persona" de una manera nueva y virtual. Esto incluye:

Paso 1: ¿Cuáles son las necesidades de vivienda de nuestra comunidad?
Ver el video abajo para informarse más sobre los Componentes de Vivienda y por qué estamos actualizando el nuestro.



Paso 2: Comparte tus ideas (encuesta)
Decirnos sus ideas sobre las prioridades, necesidades y problemas, rellenándo la encuesta cuya "link" está abajo.
https://www.surveymonkey.com/r/Winters6thHECommunitySurvey?lang=es

HOUSING ISSUES AND PRIORITIES SURVEY RESULTS

In order to obtain a range of community input that reflected the broad economic and demographic spectrums of the City in the absence of in-person workshops, City staff and the consultant team disseminated a detailed housing needs survey to individuals, community organizations, County departments, and public agencies to gain a deeper understanding of resident housing needs. The housing needs survey was advertised via the City website, the City's Facebook page, and a mailer as part of the April utility bill; Yolo FoodBank also advertised the survey at their food distribution events during the Virtual Workshop. An introduction to the survey and links to the survey in English and Spanish were also emailed to approximately 60 stakeholders, including public agency representatives, real estate professionals, service providers, and housing developers. This group of stakeholders was asked to post the survey on their social media pages and to disseminate the survey among their clients and residents in order to increase opportunities for participation, particularly among the lower income and special needs populations that are served by multiple service providers that were contacted.

The survey consisted of 18 questions designed to better understand the housing needs and priorities for Winters and was available in English and Spanish. When reviewing the responses in Appendix A of the Background Report, please note that Questions 2 through 27 were asked of residents and Questions 2 through 51 were asked of non-residents. Personal

information, including names, addresses, and email addresses, have been removed from the survey results to protect the privacy of respondents.

In total, 140 survey responses were received and the full survey results are provided in Appendix A of the Background Report. The following information summarizes survey results to date. It should be noted that any personal identification information has been omitted from the survey results in Appendix A.

The majority of respondents (87%) live in Winters, while 13% live elsewhere. Of the respondents that live in Winters, 69% have lived in the City for 10 or more years while 24% have lived in the City for less than 5 years. The most common reasons residents gave for living in Winters included (respondents could choose multiple answers): safety of neighborhood (43%), proximity to family and/or friends (41%), affordability (33%), and proximity to job/work (428%); 39% of respondents selected "Other" and provided a range of reasons, including growing up in Winters and its small-town, close-knit community. 73% of respondents that live in Winters own their home while 21% rent, 3% currently live with another household (neither own nor rent), 2% rent a room in a home, and less than 1% indicated that they are homeless.

The majority of Winters respondents live in a single-family detached home (83%), 10% live in a multi-family home, 3% live in a duplex or attached home, 3% live in an accessory dwelling unit, and 2% live in a mobile home. Regarding housing conditions, 69% of Winters residents indicated their home is in excellent condition, 17% indicated their home shows signs of minor deferred maintenance, 6% indicated that their home needs one or more modest rehabilitation improvements, 8% indicated their home needs one or more major upgrades, and less than 1% indicated their home was dilapidated.

The majority of Winters respondents indicated they are very satisfied with their current housing situation (52%) while 25% indicated they are somewhat satisfied, 13% indicated they are somewhat dissatisfied, and 5 % indicated they are dissatisfied. Respondents cited housing costs (2), lack of renter rights (1), noise and parking (1), and preference for a larger lot/better home (1) as reasons for dissatisfaction.

Winters homeowners identified a range of upgrades or expansions they have considered making to their home, with the most commonly identified desired upgrades including: exterior improvements such as roofing, painting and general home repairs (38% and landscaping (38%), room addition or accessory dwelling unit (25%), heating/air conditioning, solar, and electrical (24%), and a range of other improvements (11%).

Regarding the type of household, Winters respondents indicated the following: couple with children under 18 (33%), couple (no children) household (32%), single person household (14%), single parent with children under 18 (7%), multi-generational family household (6%), with the remaining respondents identifying a variety of other household types.

For Winters respondents indicating that they wish to own a home in Winters but do not currently own one, the following responses reflect the top three reasons given (respondents could choose multiple answers) for not owning a home: cannot find a home within their target price range (29%), not having the financial resources for an adequate down payment (14%), and not having the financial resources for the monthly mortgage payment (13%). Survey respondents that do not own a home in Winters but wish to identified not being able to find a home within their target price range (56%) as the primary reason for not owning a home in Winters.

The majority of Winters respondents do not think that the range of housing options available in Winters meets their needs (54%), while 46% feel that the options do meet their needs. Similarly, of the respondents that do not live in Winters, 67% do not think the range of housing meets their needs while 33% do think the range of housing meets their needs.

When asked about the housing needs of the community, the majority of respondents do not think that the range of housing options available in Winters meets the community's needs (83% of Winters respondents and 78% of respondents that do not live in Winters), while 17% of Winters respondents and 22% of respondents that do not live in Winters feel that the options do meet the community's needs.

The types of housing identified as being most needed in the City were identified by respondents that live in the City as small single-family detached homes of less than 2,000 square feet (53%), condominiums or townhomes (51%), duplex, triplex, and fourplex units (64%), large single-family detached homes of more than 2,000 square feet (37%), apartments (34%), co-housing (28%), accessory dwelling units (19%), and a range of other housing types that include affordable housing, senior housing, larger lot/luxury homes, and market rate apartments.

When asked to rank the priority of various housing-related issues, Winters respondents ranked the following as the highest priorities, in order of importance:

- Provide more housing for all income levels
- Housing affordable to working families
- Ensure that children who grow up in Winters can afford to live in Winters
- Sustainable, walkable development
- Ensure all persons and households have fair and equitable access to housing and housing opportunities
- Integrate affordable housing throughout the community to create mixed income neighborhoods
- Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs
- Support fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures

When asked to rank populations or persons that need additional housing types or dedicated policies and programs to ensure they can access housing in Winters, Winters respondents identified the following as the highest priorities include the following, in order of importance:

- Farmworkers
- Seniors
- Single parent head of households
- Persons with a disability
- Large families
- Homeless persons or at-risk of homeless
- Respondents also selected "Other" identifying housing for persons aging in place or that are disabled, housing affordable to families, students, young adults, and the working class, an assisted senior living community, high end housing, and options for downsizing.

Winters respondents identified their race/ethnicity as White/Non-Hispanic (59%), Hispanic (31%), and Other (10%) while respondents that do not live in Winters identified their race/ethnicity as White/Non-Hispanic (44%), Hispanic (33%), and Other (22%). Further, Winters respondents ages range from 24-39 years (31%), 40-55 years (30%), 56-74 years (36%), and 75 years or older (2%).

When asked to identify whether specific characteristics applied to their household, Winters respondents identified a range of characteristics including the presence of children under 18 (41%), adults 65 or over (35%), adults ages 55 to 64 (30%), household member with a non-developmental disability (14%), single female head of household with children (11%), large families of 5 or more people (8%), farmworker (7%), single male head of household with children (4%), and household member with a developmental disability (4%).

When asked to identify housing challenges, survey respondents identified the following:

Issue	Winters Residents		Non-Winters Residents	
	Yes	No	Yes	No
I am concerned about my rent going up to an amount I can't afford.	25%	75%	44%	56%
I struggle to pay my rent or mortgage payment.	17%	83%	13%	88%
I am concerned that if I ask my property manager or landlord to repair my home that my rent will go up or I will be evicted.	15%	85%	38%	63%
My home is in poor condition and needs repair.	15%	85%	50%	50%
I have been discriminated against when trying to rent housing.	5%	95%	0%	100%
I need assistance with understanding my rights related to fair housing.	14%	86%	38%	63%
I am concerned that I may be evicted.	9%	91%	25%	75%
I need assistance finding rental housing.	8%	92%	29%	71%
My home is not big enough for my family or household.	23%	77%	38%	63%
There is a lot of crime in my neighborhood.	4%	96%	14%	86%
I cannot find a place to rent due to bad credit, previous evictions, or foreclosure.	4%	96%	13%	88%
I have been discriminated against when trying to purchase housing.	0%	100%	14%	86%

When asked to identify if they or someone in their family has any of the listed specific housing needs, 87% of Winters respondents skipped the question and the remaining 13% identified: assisted living for senior (55 and over) that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing) (52%), senior independent living (44%), assisted living for disabled persons that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing) (30%), daily living assistance and services to be able to live independently (0%), independent living for someone with a disability (26%), supportive services to find and obtain housing (22%), supportive or transitional housing that provides services and support to avoid homelessness (7%), and emergency shelter (4%).

Respondents were also asked to identify their preferences for locations for multi-family housing, single-family housing, and mixed use housing. The choices are listed below, identified by average score (a lower score indicates a higher preference for the location; a higher score indicates a less favorable preference for the location) Winters respondents and respondents that live outside of Winters. The top three choices in each category are identified by bold text.:

Housing Type/Location	Winters Residents Average Score	Non-Winters Residents Average Score
Multi-family Housing		
Infill Area	5.43	5.71
LDS Subdivision	4.51	6.17
North Winters – A	6.08	**4.86 (3rd tie)**
North Winters – B	5.05	**4.14 (2nd)**
North Winters - C	5.95	5.14
Northeast Grant Ave Corridor	**3.88 (1st)**	**3.71 (1st)**
Olive Grove Subdivision	4.92	5.14
Southeast Grant Ave Corridor	**4.08 (2nd)**	**4.86 (3rd tie)**
Southwest Grant Ave Corridor	**4.85 (3rd)**	5.29
Single-family Housing		
Infill Area	5.94	**3.33 (1st)**
LDS Subdivision	**3.68 (1st)**	**3.80 (2nd)**

North Winters – A	4.68	5.33
North Winters – B	**4.44 (2nd)**	**4.50 (3rd)**
North Winters - C	**4.62 (3rd)**	5.00
Northeast Grant Ave Corridor	4.94	6.17
Olive Grove Subdivision	5.02	4.83
Southeast Grant Ave Corridor	5.94	6.50
Southwest Grant Ave Corridor	5.71	5.83
Mixture of Housing Types		
Infill Area	**4.58 (2nd)**	5.50
LDS Subdivision	**3.82 (1st)**	5.83
North Winters – A	5.27	**3.50 (2nd tie)**
North Winters – B	5.10	**3.50 (2nd tie)**
North Winters - C	5.92	**3.33 (1st)**
Northeast Grant Ave Corridor	**4.94 (3rd tie)**	**4.17 (3rd)**
Olive Grove Subdivision	**4.94 (3rd tie)**	6.50
Southeast Grant Ave Corridor	4.85	6.33
Southwest Grant Ave Corridor	5.52	6.33

When asked to share comments or concerns relevant to the Housing Element Update, needs and concerns identified include (please note that these are based on fill-in-the-blank responses and are not weighted or ranked – see Appendix A for the complete responses):

- Need housing that is attainable by working class families and persons
- Need affordable housing for seniors, disabled, and other persons
- Need for/lack of affordable housing for first time homebuyers
- Keep cost of infrastructure to a minimum
- Maintain community character
- Need more accessory dwelling and caregiver options
- Need to require very low and low income housing to be included in new developments
- Need for larger lots
- Diversify businesses and economy
- More options for young adults and working households to rent and buy
- More options for older adults to downsize
- Measure A and the Housing Element committee are working at odds with one another - Measure A was voted and reflects what the citizens desire.
- Concern regarding maintaining scenic, open space, and farmland resources
- Need more large homes and larger lots

HOUSING STAKEHOLDERS SURVEY

Housing stakeholders were also surveyed for the purpose of identifying any housing needs and constraints to obtaining housing related to the population or clientele of service providers, housing needs and constraints as observed by advocates and interested parties, and housing needs and constraints to building or providing housing as observed by members of the development community. The survey was sent to 59 persons, representing 38 different agencies, service providers, developers, real estate professionals, and other stakeholders. The survey was sent out on March 5, 2021 and a follow-up email was sent to stakeholders that had not responded on April 7, 2021. The survey responses are provided in Appendix B of the Background Report.

The stakeholders survey provided extensive data, particularly related to issues and concerns associated with lower income and special needs populations in Winters and information regarding potential constraints to housing development. 9 survey responses were received. The results of the survey are summarized below.

The respondents work with a range of clients, including: seniors, disabled, developmentally disabled, large families, female-heads of households, farmworkers, persons in need of emergency shelter, homeless persons, and the general population. It should be noted that respondents may serve more than one community population.

Of the respondents, 33% develop housing while 67% of respondents provide supportive services but do not develop housing. Survey respondents were asked to identify the primary housing types needed to serve the specific populations that their organizations services. When asked about housing needed based on the population they serve, respondents identified the following types of housing as the most needed for each specific population.

General population: Duplex, triplex, fourplex, single-family and multi-family housing affordable to extremely low, very low, and low income households, small and large format single-family housing, market-rate multi-family housing, townhomes or condominiums, and accessory dwelling units.

Seniors/Elderly: Housing with features for a disabled person, housing close to services, single-family and multi-family housing affordable to extremely low, very low, and low income households, and senior multi-family housing.

Disabled persons: Housing with features for a disabled person, housing close to services, and multi-family housing affordable to extremely low, very low, and low income households.

Developmentally disabled: Housing with features for a disabled person, housing close to services, and multi-family housing affordable to extremely low through low income households

Single female heads of household with children: Single-family and multi-family housing affordable to extremely low, very low, and low income households, small format single-family housing, housing with childcare on-site, and housing close to services.

Farmworkers: Permanent farmworker housing, seasonal or temporary farmworker housing, single-family and multi-family housing affordable to extremely low, very low, and low income households, transitional or supportive housing, housing close to services.

Persons in need of Emergency Shelter: Emergency Shelter, transitional or supportive housing, and housing close to services.

When asked about housing services needed by population they serve, priority needs for specific populations included:

1. General population:
    - Assistance with finding housing affordable to extremely low or lower income households, assistance purchasing a home, and housing close to daycare.

2. Seniors/elderly:

- Assistance with finding housing affordable to extremely low or lower income households, grants or loans to make a home accessible to disabled persons, occasional financial assistance, housing to public transportation and services, assistance with addressing legal and fair housing issues, and translation assistance for non-English speaking persons.

3. Disabled:
    - Assistance with finding housing affordable to extremely low income households, grants or loans to make a home accessible to disabled persons, occasional financial assistance, housing to public transportation and services, assistance with addressing legal and fair housing issues, and translation assistance for non-English speaking persons.

4. Developmentally disabled:
    - Housing to public transportation and services, assistance with addressing legal and fair housing issues, and translation assistance for non-English speaking persons

5. Female-head of households with children:
    - Assistance with renting or purchasing a home, assistance with finding housing affordable to extremely low or lower income households, housing to public transportation, daycare, and services, assistance with addressing legal and fair housing issues, and translation assistance for non-English speaking persons.

6. Farmworkers:
    - Assistance with renting a home, assistance with finding housing affordable to extremely low and lower income households, occasional financial assistance, housing to public transportation, daycare, and services, assistance with addressing legal and fair housing issues, and translation assistance for non-English speaking persons.

7. Persons in need of emergency shelter:
    - Assistance with being housed in an emergency shelter, transitional housing, or supportive housing, assistance with addressing legal and fair housing issues, and translation assistance for non-English speaking persons.

8. Other:
    - Assistance with renting or purchasing a home, assistance with finding housing affordable to extremely low and lower income households, occasional financial assistance, housing to public transportation, daycare, and services, assistance with addressing legal and fair housing issues, and translation assistance for non-English speaking persons.

The following were identified as the primary barriers to service providers of their service population related to finding or staying in housing:

- Shortage of affordable housing, including rental housing and affordable housing that is accessible to the general population (not limited to farmworkers, seniors, etc.)

- Ineligibility for various assistance programs or reluctance to participate in various assistance programs due to immigration status

- Insufficient permanent supportive housing

- Need for supportive services on-site

The following services and actions were identified as needed to provide or improve housing or human services in the City:

- More funding for affordable housing
- More low income housing, including senior housing
- Methods to reduce or off-set costs or shortages in building materials
- Provision of on-site supportive services
- Rental assistance for undocumented and farmworker communities
- Address historical injustices and inequities when planning, including outreach to marginalized communities
- Assisted living for seniors and daycare
- Requiring developers to build affordable units as part of new development
- Ensure that there is a dedicated City staff person responsible for housing services and coordination
- Identifying adequate sites with adequate zoning to accommodate housing needs and providing flexibility within zoning (less single-family zoning only)

The following actions were identified as needed to improve access to regional services:

- Ensuring that Winters accesses its fair share of state and regional funding for housing and services
- Coordination access jurisdictions on transportation and supportive services to the highest risk populations
- More access to transportation services
- Local homeless resources and shelter
- Educating employers on employee rights to time off for medical or other services

Consideration of Community and Stakeholder Input

Following the virtual workshop, community survey, and stakeholder outreach, City staff and the consultant team reviewed the Draft Housing Element including the available residential sites inventory, sites for multi-family housing, and sites for emergency shelters and transitional/supportive housing, as well as the City's infrastructure plans and capacities to ensure that comments and input received through the virtual workshop and surveys were fully addressed. The City staff and the consultant team also discussed the City's accomplishments, goals and programs, new programs required in light of new legislation, and constraints facing the Winters community to ensure that the Housing Element addresses the needs identified through the public participation process.

The Housing Plan addresses the needs identified by the community through the housing needs and priorities survey. The primary barriers to attaining housing in Winters identified by community members and stakeholders are the lack of housing options within a household's target price or rent range and limited financial resources of households in the context of market-rate housing prices and rents. In addition to the need for affordable housing, survey respondents also identified the necessity for housing and services to address the needs of farmworkers, seniors, disabled persons, single parent heads of household, and other special needs populations. The City continues to provide for inclusionary housing requirements to ensure market-

rate housing developments are also providing on-site units or providing for very low and low-income housing needs through land dedication or payment of fees. Programs II.13 (Density Bonus), II.14 (Facilitate Affordable and Special Needs Housing Construction), and II.16 (Mixed Use Development Incentive Program) continue the City's framework to support affordable housing developments, particularly to address the needs of extremely low-, very low-, and low-income and special needs households, such as the recent Blue Mountain Terrace senior housing development and the NeighborWorks sweat-equity development. The Housing Plan also includes Program II.3, which provides for streamlined review and approval of qualified affordable housing developments, and Program II.11, which would amend the Zoning Ordinance to better accommodate affordable housing projects, agricultural worker housing, accessory dwelling units, residential care facilities, and housing types for households that are homeless or at-risk of homelessness.

Overall, another concern identified by the community was the need for a range of single-family home types, including large lot homes, and the associated difficulty households have affording a single-family home or downpayment. The Housing Plan continues Policy II.A.1 to maintain an adequate supply of land for single-family, including entry-level homes as well as large lot homes, and multi-family homes and to maintain the City's goal of a residential vacancy rate of 5 percent to encourage adequate housing supply. Policy II.A.3 and Program II.5 continue to provide for implementation of the City's inclusionary housing program and encourage development of on-site inclusionary units, which have been successful in creating for-sale single-family units affordable to very low-, low-, and moderate-income households, as well as a range of market-rate single-family unit types.

While most respondents identified the need for duplexes through fourplexes, smaller (less than 2,000 square feet single-family homes) and townhome and condominium housing, respondents also identified the need for larger single-family homes and apartments. Stakeholders also identified the need for a range of housing types, including large and small format single-family housing, housing affordable to extremely low and very low income households, and housing accessible to disabled persons. As discussed in Chapter IV (Inventory of Residential Sites) of the Housing Element Background Report, the City has a range of sites available that can accommodate various single-family lot sizes and types, mixed use development, multi-family housing, including apartments and condominiums, and duplex through fourplex units. The City's inventory of residential sites reflects capacity in a range of zoning designations as well.

The community identified a range of housing challenges, with the top concerns including adequately sized homes to accommodate families/households, concern about rent increases, struggles to pay rent or mortgage, need for home repairs, and the need for assistance with understanding rights related to fair housing. Stakeholders also identified the need to provide assistance to households with finding affordable for-sale or rental housing, providing assistance with understanding fair housing and legal rights, and addressing language barriers. The Housing Plan includes Policy II.A.6 which requires projects receiving assistance to provide units with three or more bedrooms to address the needs of large families. The Housing Plan provides for a range of methods to increase the City's affordable housing supply, to provide more choice and opportunities for households that struggle to pay their rent or are concerned about rent increases. The Housing Plan identifies Goal II.C, Policies II.C.1 through II.C.5 to encourage investment in older neighborhoods and maintenance and rehabilitation of the housing stock; while funds for housing rehabilitation are limited, Program II.15 provides for continuation of the City's housing rehabilitation program. Goal II.F and its implementing policies and programs address affirmatively furthering fair housing and promoting equal opportunity to safe, sanitary, and affordable housing for all members of the community, regardless of the presence of protected characteristics. Program II.30 expands the City's approach to addressing and affirmatively furthering fair housing by increasing opportunities for the public to access information regarding fair housing and equal housing opportunity requirements, providing annual training to City staff regarding how to address fair housing complaints, providing for more coordination with local organizations to provide outreach regarding fair housing, and addressing the need for translation to ensure that non-English speaking persons can obtain adequate housing and receive related services.

Overall, one of the primary comments echoed throughout the housing stakeholder survey was the need for more affordable housing and assistance provided to various populations in finding and obtaining affordable housing. The Housing Plan (Chapter 6) provides multiple policies and programs under Goals 2 and 3 to increase the amount of affordable and special needs housing and to increase access to housing. These policies were strengthened to encourage increased cooperation and

efforts between organizations and ensure that the City continues to work with various County departments and non-profit and private organizations to address these concerns.

PUBLIC REVIEW DRAFT HOUSING ELEMENT

The Draft Housing Element was provided to the public for a review period from June 1, 2021 through June 30, 2021. The public review was noticed through Winters Express, posted at City Hall, posted on the City's website, sent to the housing stakeholder organizations identified above, and sent to interested parties. During the same time period, the Draft Housing Element was submitted to HCD for the state-required 60-day review period.

The Housing Element was posted to the City's website and made available for public review at the City Community Development Department, the Winters Branch of the Yolo County Library, and on the City's website for public review from June 1, 2021 through June 30, 2021.

The City prepared a Notice of Availability for the Housing Element, inviting the public to review and comment on the Housing Element. The Notice of Availability identified locations where the Housing Element was available for review and provided directions on how to comment. Written comments were requested to be provided to the City by June 30, 2021. In addition to the opportunity for written comments, a community workshop was held on June 22, 2021 to provide the public and interested parties an overview of the 6th Cycle Housing Element, including the Housing Plan and Background Report, and will be provided an opportunity to comment on the Housing Element. Interested persons were able to attend the meeting remotely either online or by calling in.

Public Comments Received and Approach to Addressing Comments

Comments received included questions regarding the survey, questions regarding the Housing Element's potential to conflict with Measure A (Keep Winters Winters), and a comment related to the need to ensure that housing developments include a higher number of units accessible to disabled persons, noting that the City suggests that developers consider requests for accommodations for people with disabilities and that housing stock that is inaccessible by design won't allow people to age in place. During the workshop, the City staff and consultant team responded to questions related to the survey and discussed that the Housing Element is consistent with the General Plan and does not rely on the area north of Moody Slough Road or any area outside of the City limits to meet the Regional Housing Needs Allocation.

A comment letter was submitted by Kate Laddish requesting the City provide additional provisions to increase accessibility, livability, visitability, and universal design in the City's housing stock, to encourage providing a greater variety of housing types in single family zones, and to identify clarifications to language provided related to the Sacramento Valley Bioregion description and to note a typographical error in the Affirmatively Furthering Fair Housing Discussion. In response to the concern related to aging in place, Program II.24 was revised to increase the number of units to incorporate universal design features to 10% (rather than 5%) and was revised to also indicate that this includes features that increase visitability and accessibility, in response to the commenter's concerns that not only to persons need to be able to age in place, more homes need to be designed to accommodate visitors that may have accessibility needs. Program II.27 was revised to review the Zoning Ordinance to review the Zoning Ordinance for opportunities to accommodate a greater variety of housing types in single family zones. The language in the Background Report related to the Sacramento Valley Bioregion was reviewed and is consistent with the State Water Resources Control Board description of this area (the Sacramento Valley Bioregion) as a watershed of the Sierra Nevada. The description of the area on p. 95 of the Background Report was revised to clarify that Winters is an incorporated city and that Capay, Esparto, and Madison are unincorporated communities.

Ken Britten commented related to climate change, indicating that climate change is barely mentioned and notes that the goals of climate change mitigation and housing affordability are largely concordant. This comment is noted – the City recently adopted a Climate Action Plan to address greenhouse gas emissions and planning for climate change. Revisions to the Housing Element are not necessary to implement the CAP. The commenter also notes that the goals and proposals appear piecemeal and could be knit together better, particularly transportation. Transportation is discussed in the context of broader

housing goals and policies, so the document has not been reorganized to concentrate goals, policies, and programs that address transportation. The guiding document for the City's goals, policies, and programs related to transportation is the Circulation Element, which is organized around topics related to transportation. Mr. Britten also noted that the element considers very modest zoning modifications and the City should reduce the amount of R-1 zoning, especially close to Downtown. Program II.27 was revised to review the Zoning Ordinance to review the Zoning Ordinance for opportunities to accommodate a greater variety of housing types in single family zones. The commenter also indicates that the plan only seems to consider carrot approaches to encourage submission of projects that meet housing goals and stronger incentives must exist, citing that the City of Davis mandates requirements that proposed developments include certain features like bike paths and greenbelts. The City does have a mandated inclusionary housing requirement that requires new residential development to provide at least 15 percent of units affordable to very low-, low-, and moderate-income households. The incentives provided in the Housing Plan are designed to encourage and facilitate affordable and special needs housing development beyond the inclusionary requirement. The commenter also indicates that the specifics related to bike and pedestrian improvements are wanting. The City's Circulation Element of the General Plan addresses the City's transportation facilities, including bicycle and pedestrian improvements. The commenter indicates that a stronger approach to reduce required parking would allow higher-density housing and provide savings for developers and would encourage use of other transportation options. In order to incentivize affordable housing and special needs housing on multi-family sites, reduced parking requirements are available for qualified projects through the density bonus program, which will be updated as described under Program II.12,

Richard Casavecchia commented that the City should reopen the public survey and run it again until sufficient responses are gathered to achieve statistical significance, noting that the information would give a good view of what the City at large wants regarding the placement of infill developments. The commenter also noted that if the City worked with the Senior Commission, Hispanic Advisory Committee, and Keep Winters to leverage their contact lists, getting enough responses should be an easier task. The City included representatives from the Senior Commission, the City liaison with the Hispanic Advisory Committee, and a representative from Keep Winters on the outreach list. The survey was not intended to be statistically significant, but rather to gain input from interested members of the public regarding housing needs and priorities. Realizing that the survey may not be fully representative of all segments of the community, the City and consultant team also reached out to stakeholders that work with populations that may be underrepresented in this type of survey and requested that the stakeholders provide information on behalf of the populations that they serve. This comment is noted and will be considered in the development of future surveys.

Jennifer Rindahl commented on the increase in housing prices coupled with almost no rental availability this year, encouraging the City to eliminate single family zoning, work with the County to implement changes to encourage granny units by reducing or eliminative prohibitive fees, and speed up the approval process. The commenter also recommended considering a quick pre-approval process for some modular unit designs. The commenter indicates there should not be a delay in increasing the housing stock to ensure Winters does not become a bedroom community for the wealthy and white. The commenter also noted that they like living on Abbey St with some mixed use spaces and that it is a travesty the City allowed new developments to avoid similar designs. The City recently updated its accessory dwelling unit ordinance, which provides a streamlined approval process and has also included Program II.10 to further update the City's accessory dwelling unit requirements to be consistent with State law. The recent changes in State law limit certain fees that can be collected for accessory dwelling units and ensure that the units are permitted through a streamlined, ministerial process. Program II.11 incentivizes development of accessory dwelling units, including preparation of pre-approved plans to decrease costs and expedite the process. Program II.27 was revised to review the Zoning Ordinance to review the Zoning Ordinance for opportunities to accommodate a greater variety of housing types in single family zones. The City does have a mandated inclusionary housing requirement that requires new residential development to provide at least 15 percent of units affordable to very low-, low-, and moderate-income households.

Legal Services of Northern California (LSNC) submitted comments on several subjects. Each topic and related changes to the 6th Cycle Housing Element are discussed below. LSNC comments regarding public participation included concern that the survey primarily included respondents living in a single family detached home, that the meetings and outreach efforts were on a website or web platform reduced opportunities for populations without reliable internet or computer access, and that the

Draft Housing Element was not made available for public review until 11 days after submittal to HCD reducing the public's opportunity to participate. The Community Participation discussion has been updated to provide more detail regarding the City's outreach to stakeholders, including direct outreach that was conducted to the lower income and underserved populations through Yolo Food Bank's distribution of the survey at its local food distribution events. The Winters Hispanic Advisory Committee was also contacted to encourage its members to engage the community and encourage participation in the survey and workshop. Understanding that surveys do not always receive responses that reflect all segments of the community, the City emailed approximately 40 stakeholders that work with lower income, special needs, and other populations that may be underrepresented. The full list of stakeholders contacted is provided under the Community Participation discussion; stakeholders contacted included organizations that advocate and serve lower income and disadvantaged populations, local churches, local schools and education agencies, lower income housing providers, and agencies and organizations that serve seniors, disabled persons, homeless and households at-risk of homelessness, large families, and female-headed households. The City provided contact information on the flyers advertising the survey and workshop to ensure that any residents or interested parties that had difficulty accessing information or completing the survey could reach out to the City for assistance. The City did not receive any requests for assistance in accessing the survey or workshop information. None of the stakeholders contacted indicated that the virtual workshop and survey were not accessible to their service population. The live meetings are all accessible via computer and phone, so that people can call in to the meetings and participate if they cannot or do not want to participate online.

LSNC commented on the Housing Plan, identifying that the City should include measurable objectives and set forth specific actions and timelines in certain programs. The implementation programs in the Housing Plan were reviewed and revised to identify quantified objectives (where results were anticipated to be measurable) or a description of the non-measurable objective of the program and to provide more specific timing, where appropriate; revised programs include II.1, II.2, II.4, II.5, II.6, II.7, II.8, II.13, II.16, II.18, II.20, II.21, II.22, II.23, II.24, II.25, II.26, II.28,and II.29. Programs II.3, II.11, II.14, II.15, II.19, II.24, II.26, II.27, and II.29 were previously revised to better address timing and objectives.

LSNC commented that the Winters Apartment-Winters Village project is at risk of expiring subsidies as early as October 2028 and recommended steps to address preservation of the units. This project has received Low Income Housing Tax Credits that require affordability to be maintained through 2062. This information has been reviewed and confirmed by HCD. The units are not at-risk and no associated revisions are necessary.

LSNC indicated that the sites for lower income housing in the inventory that are below one and two acres present a barrier to affordable units due to the City's height limits. The sites identified for affordable housing meet the default density required by State law (20 units per acre) and are within the size range (0.5 to 10 acres) identified by State law that can be assumed to be appropriate for affordable housing. Program II.10 has been revised to address the height limit constraint discussed in Chapter III of the Background Report.

LSNC identified the need for further analysis of sites that are not developable, including non-vacant sites, and indicated that nonvacant sites are used to accommodate more than 50% of the City's RHNA for lower income households. The City's inventory of sites has been updated to remove underutilized sites and to provide Program II.3to address units not accommodated by the City's inventory of residential sites as discussed in the Background Report.

LSNC also indicated that the City has not demonstrated it will produce the number of projected accessory dwelling units to meet its low and very low income housing targets. It is noted that two ADUs per year assumed for a total of 18 ADUs (9 x 2 = 18), not three ADUs per year. The City has issued building permits for 7 ADUs from 2018 through 2021; an average of two units per year (1.75 rounded up). The City is also incentivizing production of ADUs through Program II.11 which may result in additional ADUs beyond those projected. Program II.11 includes preparation of prototype ADU plans to reduce the cost of building an ADU and expedite the approval process and dissemination of outreach materials to inform property owners that an ADU may be built by right and to demonstrate potential methods of accommodating an ADU. The assumption of two units per year is valid and no revisions are needed. LSNC also expresses concerns with using SACOG methodology to determine

affordability of accessory dwelling units. This concern is noted, however, HCD has accepted the SACOG methodology for use in determining affordability of ADU units in the SACOG region. No revisions are necessary.

In relation to affirmatively furthering fair housing, LSNC indicated that the Housing Element did not include any goals or actions to address access to opportunity for the "moderate resource (rapidly changing)" census tract and also expressed concern that most of the sites for affordable housing are clustered in a 1-2- to 1-mile radius on Railroad Avenue or in the downtown and that those may be moderately resourced neighborhoods. LSNC also indicated that there was no analysis of socioeconomic patterns relative to sites. The moderate resource (rapidly changing) area has seen significant market-rate residential development, which has included moderate, low, and very low income inclusionary units, during the 5th Cycle and a large park, with sports courts and a playground, as well as bicycle and pedestrian facilities, are being developed in this area. The sites analysis in Chapter V has been updated to address access to high resource areas and investment in areas of lower opportunities or resources.

LSNC indicated that there should be more current information regarding the condition of the housing stock and that farmworker needs should be addressed using local data available through the farm bureau and interview with agricultural employers. The Farm Bureau was asked to provide information related to farmworker housing needs, while the Bureau responded that it was reaching out to its growers, no needs have been identified. Mariani Nut Company indicated that rising prices in the community and people out of the area buying up homes has reduced housing opportunities within Winters, noting that additional housing and opportunities for local workers to buy housing is needed. The Housing Plan provides policies and programs to increase housing in Winters, including opportunities for low and moderate income housing; Program II.10 (Zoning Ordinance Amendments – Housing Constraints) removes barriers to affordable multi-family housing, accessory dwelling units, and agricultural worker housing, Program II.13 facilities affordable and special needs housing construction, and Program II.5 (Inclusionary Housing program) ensures that affordable housing is developed in conjunction with market rate housing.

Related to constraints, LSNC indicated that the element should consider whether private financing and government assistance programs are generally available in the community, including financing related to underserved populations. Program II.29 has been updated to provide a list of available renter and homebuyer assistance programs and resources, including assistance programs specifically available to extremely low income households and special needs groups. The list will be reviewed and updated bi-annually.

LSNC indicated that Program II.8 should include a specific date for implementation, commit to establishing objective standards regarding language that densities will be maintained at 75% of maximum unless there are site constraints, and indicating it is important to clarify the definition of undesirable. Program II.8 was revised accordingly.

LSNC indicated that the element should analyze the cost and impact on the requirement that all multi-family units require at least one enclosed parking space, noting that the cost of garages and parking spaces add to building costs and analysis of whether the in-lieu fee provides meaningful relief to parking requirements in the C-2 zone, as well as describe whether parking reductions, outside of mandated State density bonus standards, are provided for affordable, senior, or housing close to transit. Sites in the C-2 zone have been removed from the inventory of sites for lower income housing. The City's parking requirements have not been identified as a constraint by developers and the update to the density bonus program will allow developers to use the parking requirements for qualified projects as established under State law or to request a reduction in parking as an incentive. No revisions are necessary.

LSNC indicated concern regarding the CUP requirement in the C-2 zone and that the element should analyze this. Sites in the C-2 zone have been removed from the inventory of sites for lower income housing.

LSNC indicated analysis of limited multi-family sites for emergency shelters should be allowed and that the element requires a program to comply with new parking standards for emergency shelters pursuant to AB 139. Vacant sites with R-3 and R-4 zoning are described in Chapter III, Housing Constraints, which has been updated to reflect changes to the inventory of sites, and in Appendix C and to discuss shelter sizes in Yolo County to demonstrate the appropriateness of the size range of available

parcels. Emergency shelter parking is addressed in the analysis and Program II.10 addresses parking standards for emergency shelters.

LSNC indicated that Measure A should be addressed, indicating that City's Urban Growth Boundary includes two R-4 sites and three R-3 sites that could accommodate the City's lower income RHNA and that the City should address the cost of putting on an election. Analysis of Measure A has been added to Chapter IV of the Background Report. As Measure A would not constrain the City's ability to meet the RHNA, no analysis of sites within the UBG or analysis of election costs is necessary.

HCD Comments Received and Approach to Addressing Comments

HCD provided its review letter for the Draft Housing Element on July 26, 2021. HCD's letter identified five overall topics that require revisions to the Housing Element to address State law. The discussion below identifies the issues identified by HCD in italics and describes how the Housing Element has been revised to address each issue.

Review and Revise: *Provide a review of previous element to address cumulative effect and individual effect of programs in addressing the housing needs of the special needs populations.* Chapter VI, Section C, of the Background Report was revised to address the cumulative effect of the 2013-2021 Housing Element in meeting the community's special housing needs and to evaluate programs in addressing special housing needs.

Housing Needs, Resources, and Constraints:

- Affirmatively Furthering Fair Housing: *Address concentrated areas of affluence; address local trends and patterns related to the region for persons with disability, familial status, and income; address employment in relation to access to opportunity; and address dynamics behind past actions to better inform future actions.* Chapter V of the Background Report has been updated to address areas of affluence under the Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) and Concentrated Areas of Affluence heading. Local trends and patterns related to the region for persons with a disability, familial status, and income under the Integration and Segregation Patterns and Trends heading. The Disparities in Access to Opportunities discussion has been updated to discuss local and regional employment trends. Program II.31 was added to the Housing Plan to improve access to regional employment opportunities. A discussion of past actions related to fair housing issues is included under Other Relevant Factors.

- Inventory of Sites: *Revise the inventory of sites to address realistic capacity and sites that have zoning for nonresidential uses and to address the potential for development on nonvacant sites. HCD also included a reminder that the City must submit an electronic sites inventory using the standards, forms, and definitions adopted by HCD.* Chapter IV has been updated to address realistic capacity, sites that have zoning for non-residential uses, and to address the potential for development on nonvacant sites. In particular, mixed use sites and underutilized sites were removed from the inventory of sites for lower income housing. As a result of the changes to the inventory, there are not adequate sites to accommodate lower income housing and Program II.31 is added to the Housing Plan to ensure adequate sites.

- Constraints: *Include analysis of Measure A, including the City's ability to meet the Regional Housing Needs Allocation (RHNA) and other associated constraints.* Analysis of Measure A is added to Chapter III, Constraints, of the Background Report.

Housing Programs

- *Provide discrete timing for programs.* All programs were reviewed and updated to include discrete timing.
- *Address shortfall of sites, if necessary.* Program II.3 was revised to address a shortfall of lower income sites.

- *Include specific actions to assist in the development of housing for farmworkers.* Program II.32 is added to the Housing Plan to provide a farmworker housing outreach package to developers that identifies potential sites for farmworker housing and identifies incentives to develop farmworker housing.
- *Mitigate any constraints identified through the analysis noted in Finding B3 (analysis of Measure A) and include specific actions to address multi-family height limits as a constraint*. As described in the analysis of Measure A, the measure does not constrain housing within the City and does not affect the City's ability to accommodate its RHNA. No programs are necessary to address Measure A as a potential constraint. Program II.10 has been revised to address constraints to multi-family development, including height limits
- *Add or modify programs based on the outcome of the fair housing assessment. Actions must have metrics and milestones as appropriate and address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection.* Programs II.3, II.14, II.18, and II.33, which include metrics and milestones for implementation, have been revised or added to address the issues, findings, and priorities identified in the AFFH analysis as updated in Chapter V of the Background Report. These programs address housing mobility enhancement, broader housing choices and affordability in high opportunity areas, and factors that have negatively influenced the City's place-based opportunities.

Quantified Objectives

- *Include conservation objectives regardless of at-risk status.* Table 2 in the Housing Plan has been updated to include quantified conservation objectives. Programs II.14 and II.21 have been revised to identify quantified objectives as well.

Quantified Objectives

- *City did not make element available to the public prior to submittal to HCD*. The revised 6th Cycle Housing Element will be made available to the public for comment prior to submittal to HCD and stakeholders and commenters will be emailed to notify them of the opportunity to review the revised document. Comments received on the Draft Housing Element are described herein, along with a brief discussion of how each comment was addressed. The public will have the opportunity to comment on the document at the Planning Commission hearing and at the City Council hearing, as well as the opportunity to submit written comments prior to the City Council hearing.

ADOPTION DRAFT HOUSING ELEMENT

The Revised Draft Housing Element. This Adoption Draft Housing Element includes revisions made in response to HCD's oral comments during its review of the document shown in underline/strikethrough as well as revisions made to address public comments and includes a second round of revisions made in response to HCD's comment letter dated July 26, 2021 and additional revisions made in response to public comments received on the Public Review Draft Housing Element. Additional comments made after submittal of the Revised Draft Housing Element to HCD are shown in underline/strikethrough and are highlighted in aqua. As described in the above section, the City carefully considered and addressed comments on the Public Review Draft Housing Element.

PLANNING COMMISSION

Prior to adoption of the 6th Cycle Housing Element, the Planning Commission held a noticed public hearing on August 24, 2021. Notice of the public hearing was published in the Winters Express, posted at City Hall, posted on the City's website, and sent to the housing stakeholder organizations identified above. The Planning Commission held a public hearing, considered public input, discussed the Housing Element, and recommended that the City Council adopt of the Housing Element.

Additional public comments were made to the Planning Commission for the public hearing held on August 24, 2021. City staff, the consultant team, and Commissioners responded to the public comments. Comments included:

- *The Housing Element should provide for more affordable housing than the minimum requirement, noting that the community wanted to see additional duplex, triplex, fourplex, condominium, and townhome development.* This comment was responded to, noting that the inventory addresses specific requirements of State law, including assumptions regarding the amount of development and inclusion of underutilized sites and that the City has additional capacity for the identified types of development and housing beyond the RHNA requirement. In particular, the City has additional capacity for these types of development on R-3 and C-1 sites and on the R-4 and C-2 sites removed from the inventory of residential sites have capacity for multifamily and mixed use development.

- *Implementation needs to be expedited.* Implementation of programs can occur earlier than the deadline, however, the Housing Plan identifies realistic timeframes that reflect staff capacity and the City's anticipated ability to carry out each program. City staff will report progress to the Planning Commission and City Council annually and those bodies can direct staff to expedite programs.

- *Implement rezoning before Farmstead project.* The Farmstead project will be required to comply with the City's inclusionary housing requirement and the potential of this site to address needed rezoning for this site is being reviewed as part of the review of the development application.

- *The Housing Element does not provide for actual construction of housing, but relies on outreach to developers.* This is correct. The City does not develop housing, but does advertise sites and incentives to developers and works with developers to procure funding sources that are necessary for the construction of affordable housing projects.

- *More robust public engagement is needed for future efforts.* This comment is noted and the City will continue to expand its interest list for this type of project, so that interested parties can be contacted directly, and will also work with stakeholders to provide more information to community members, including members that may not typically participate in this type of process.

- *Concern regarding the limited sites for low income housing and that the City cannot annex without complying with Measure A.* The Housing Plan includes Program II.3 to ensure that there are adequate sites to accommodate the City's RHNA. This program includes five potential sites to accommodate the lower income housing need. As discussed in the Housing Element, the City does not need to annex land to accommodate its housing needs.

- *Address Legal Services of Northern California's role in housing and how fair housing enforcement will occur.* Chapter V, Affirmatively Furthering Fair Housing, of the Background Report and Program II.29 of the Housing Plan have been updated to clarify roles of various entities in the complaint and enforcement process.

- *Include more specific language regarding what will be allowed in the R1/R2 zones and increase variety in single family neighborhoods.* Program II.7 continues to allow duplexes on corner lots as a permitted use in the R-1 and R-2 zones. Program II.11 provides for prototype plans for ADUs in order to encourage and streamline development of ADUs. Program II.27 requires review of the Zoning Ordinance to identify methods to accommodate a greater variety of housing type in single family zones, such as allowing a percentage of units in a subdivision to be developed as triplex and fourplex units, allowing triplexes and duplexes on corner lots, or other approaches that would increase housing variety. When Program II.27 is implemented, the Zoning Ordinance will be updated to identify additional specific housing types allowed in the R1 and R2 zones.

- *Concern that the 10% urban design requirement might be reduced.* Program II.24 requires a minimum of 10% of units with accessible and visitable features; a higher percentage would be required by Program II.24 if there are federal or state regulations applicable to a particular project that require additional accessible units.

- *Concern that the City's affordable housing stock will time out in future cycles.* As part of each Housing Element update, the City will review its affordable housing stock to identify projects that are at-risk of converting to market rate. While there are no projects currently at-risk of conversion (as discussed in the Background Report), the City

has included Program II.21 to address conversion of affordable housing.

- *There are two crises: climate change and housing and urgency is associated with both.* The Housing Element includes specific actionable items to increase the City's capacity to accommodate housing and to proactively encourage affordable housing. While the City does not develop housing, it will work to encourage developers to consider sites in Winters for affordable housing projects and will provide incentives to affordable and special needs projects to assist in the creation of housing.
- *Low density housing is problematic for the carbon footprint, energy use, and land use.* This comment is noted and as the City considers specific plans, General Plan amendments, and other projects that provide low density housing, it will consider the environmental effects of such projects consistent with the requirements of the California Environmental Quality Act, which requires analysis of greenhouse gas emissions and energy use.
- *Language should be more proactive.* This comment is noted. The City has included specific timing for all of its programs. The majority of programs in the Housing Element that provide for a greater variety of housing types will be implemented within the first and a half of its adoption (prior to December 2022), including Program II.8 (Increased Density Program), Program II.10 (Zoning Ordinance Amendments – Housing Constraints), Program II.21 (ADU Incentives), Program II.12 (Density Bonus), Program II.13 (Facilitate Affordable and Special Housing Needs Construction), Program II.15 (Mixed Use Development Incentives), Program II.27 (Housing Diversification), and Program II.32 (Facilitate Farmworker Housing).
- *How is the housing plan created in coordination with the City's circulation, climate change, and the land use plan?* The Housing Element is reviewed for consistency with the City's adopted General Plan Elements, as discussed in Chapter VII of the Background Report. The Housing Element is updated on an 8-year cycle, consistent with the requirements of State law. Other General Plan elements may be updated from time to time to address changes in the City's vision, goals, and priorities, and are also updated from time to time to comply with State General Plan law.

CITY COUNCIL

Prior to adoption of the 6th Cycle Housing Element, the City Council will hold a noticed public hearing on September 7, 2021. Notice of the public hearing was published in the Winters Express, posted at City Hall, posted on the City's website, and sent to the housing stakeholder organizations identified above. Following the public hearing, the City Council will consider public input, discuss the Housing Element, and consider the Planning Commission's recommendation to adopt the Housing Element.

III HOUSING PLAN

The 6th Cycle Housing Element Background Report addresses housing needs, opportunities and constraints related to the development of housing, and fair housing issues in Winters. This Housing Plan sets forth the City's goals, policies, and implementation programs to address identified housing needs.

The City's housing needs include the Regional Housing Needs Allocation as well as special populations needs, including the elderly, disabled, developmentally disabled, large families, female heads of households with children present, agricultural workers, homeless persons and households, and those at-risk of homelessness. The City's share of regional needs by income group was adopted by the Sacramento Area Council of Governments on XX and is summarized in Table 1.

Table 1. Regional Housing Needs Allocation - Winters (2021–2029 Planning Period)

Income Group	Income Range[1] (Family of Four)	Affordable Monthly Housing Costs[2]	Winters Regional Share (units)
Extremely Low[3]: 0-30% AMI	< $27,750	$694	63
Very Low: 30-50% AMI	$27,751 - $46,250	$694 - $1,156	62
Low: 50-80% AMI	$46,251 - $74,000	$1,156 - $1,850	75
Moderate: 80-120% AMI	$74,001 - $111,000	$1,850 - $2,775	104
Above Moderate: 120 + AMI	$111,000+	$2,775+	248
Total			552

[1] HCD has established these income limits for Yolo County for 2020.
[2] In determining how much families at each of these income levels should pay for housing, HCD considers housing "affordable" if the amount of rent or total ownership cost (principal, interest, taxes, and insurance) paid does not exceed 30% of gross household income.
[3] 50% of the County's very low-income housing needs (95 units) are for extremely low-income households, which are defined as those families earning less than 30% of median income.
Source: SACOG 2020 6th Cycle Housing Element Data Package – Yolo County; HCD 2020 State Income Levels

GOALS AND POLICIES

These policies are targeted towards supporting and increasing the supply of affordable housing to lower income and special needs groups by providing broad guidance in the development of future plans and programs.

GOAL II.A: ***ENSURE ADEQUATE SITES ARE IDENTIFIED TO ACCOMMODATE A BALANCED RANGE OF HOUSING TYPES AND DENSITIES TO MEET THE NEEDS OF ALL ECONOMIC SEGMENTS OF THE COMMUNITY AND ENCOURAGE THE DEVELOPMENT OF HOUSING TO MEET THE NEEDS OF WINTERS.***

POLICIES:

II.A.1 The City shall identify and maintain an adequate supply of developable land in each residential land use designation and zoning category for single-family homes, including a range of lot and unit sizes to meet the needs of entry-level purchasers as well as households desiring larger lots, multi-family rental housing, factory-built housing, mobilehomes, housing for agricultural employees, single-room occupancy units, emergency shelters, supportive housing, and transitional housing to accommodate the City's share of regional housing needs and to minimize very low residential vacancy rates with a goal to have a residential vacancy rate of 5 percent.

II.A.2 While promoting the provision of housing for all economic segments of the community, the City shall ensure high-quality new residential development.

II.A.3 The City shall continue to promote the development of a broad mix of housing types, including housing to meet the needs of extremely low, very low, low, and moderate income households.

II.A.4 The City shall continue to implement its 15-percent inclusionary housing ordinance for all new housing developments, including Affordable Housing Steering Committee review of residential development proposals of 15 or more units, and shall encourage applicants to include a higher percentage of affordable units than the minimum inclusionary requirement and to provide units, when appropriate and feasible, targeted to the City's special needs groups.

II.A.5 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. Density reduction may be allowed in narrowly defined instances such as when the reduction in overall number of units increases the number of larger, family units in affordable rental developments.

II.A.6 To address the needs of lower- and moderate-income large families, the City shall require development projects receiving City assistance to accommodate large households as follows: single-family housing projects shall provide a minimum of three bedrooms in each unit and multi-family projects shall provide a minimum of 25 percent of units with three or more bedrooms. Exceptions shall be made for affordable developments serving seniors, disabled persons, or other populations with a demonstrated need for smaller bedroom sizes.

II.A.7 The City shall pursue available and appropriate State and Federal funding assistance to achieve the new construction objectives of the Housing Element, including housing for extremely low, very low, and low income households, and housing to serve special needs groups.

II.A.8 The City shall continue to encourage the development of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) to help meet the City's housing needs for all income levels, including resource for seniors, students, and low- and moderate-income households.

II.A.9 Residential units that are required to sell or rent at below-market-rates (such as inclusionary or density bonus units) within a housing development that includes market-rate units, the affordable units shall, to the extent reasonable, be visually indistinguishable from the market-rate units. Interspersing the units within the development is preferred but clustering for purposes of sweat equity subdivisions will also be considered.

II.A.10 The City shall continue to allow the installation of mobile homes and factory-built housing on permanent foundations consistent with the requirements of State law and in accordance with the City's residential design standards.

II.A.11 The City shall continue to work with organizations such as Yolo County Housing, Mercy Housing, Community Housing Opportunities Corporation (CHOC), Volunteers of America (VOA), and other housing groups where appropriate in the administration of affordable housing programs.

II.A.12 The City shall provide incentives for the development of second-story residential uses over commercial and office uses in the Central Business District and Neighborhood Commercial designations.

II.A.13 The City shall require that 10 percent of the lots in residential subdivisions of 20 or more lots be marketed to local builders or owner-builders.

II.A.14 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.

II.A.15 The City shall continue to permit year round emergency shelters in R-3, R-4, C-2, and PQP zones as a permitted use without the requirement for a conditional use permit as set forth in the Zoning Ordinance.

GOAL II.B: REDUCE OR REMOVE GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS TO THE DEVELOPMENT, IMPROVEMENT, AND MAINTENANCE OF HOUSING WHERE FEASIBLE AND LEGALLY PERMISSIBLE.

POLICIES:

II.B.1 Educate applicants on how to navigate the development approval process and otherwise facilitate timely building permit and development plan processing for residential construction.

II.B.2 The City shall provide incentives, including expedited processing, to developers to construct housing affordable to extremely low, very low, low, and moderate income households, including expedited processing for projects that exceed the City's inclusionary requirement or are developed primarily to serve lower income or special needs households.

II.B.3 The City shall continue to grant density bonuses consistent with the provisions of State law (Government Code Section 65915-65918). The City shall also provide concessions and incentives for qualifying developments in accordance with State law regarding bonus density.

II.B.4 The City shall ensure that its policies, regulations, and procedures do not add unnecessary cost to housing production.

II.B.5 Balance the need to protect and preserve the natural environment with the need to provide additional housing and employment opportunities.

II.B.6 Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes as appropriate to remove or reduce governmental constraints, to accommodate housing types consistent with the requirements of State law, and to promote affirmatively furthering fair housing.

II.B.7 Consistent with Government Code Section 65589.7(a), the City shall grant a priority for provision of water and sewer service to proposed developments that include housing affordable to lower income households.

GOAL II.C: TO ENCOURAGE THE MAINTENANCE, IMPROVEMENT, REHABILITATION, AND AFFORDABILITY OF THE CITY'S EXISTING HOUSING STOCK AND RESIDENTIAL NEIGHBORHOODS.

POLICIES:

II.C.1 The City shall encourage private reinvestment in older residential neighborhoods and private housing rehabilitation.

II.C.2 The City shall actively pursue State and Federal funding, such as Community Development Block Grant (CDBG) and HOME Investment Partnerships Program funds, to prioritize housing rehabilitation programs.

II.C.3 The City shall support the revitalization of older neighborhoods by keeping streets and other municipal infrastructure in good repair.

II.C.4 The City shall promote the continued maintenance and improvement of older neighborhoods, mobile home parks, affordable housing, and multi-family housing.

II.C.5 The City shall support the continued use of Housing Choice Vouchers for City residents.

II.C.6 The City shall seek to maintain the affordability of existing subsidized multi-family rental housing.

II.C.7 The City shall require abatement of unsafe structures, giving property owners ample opportunities to correct deficiencies.

II.C.8 The City shall promote the preservation of architecturally and historically significant residential structures.

II.C.9 The City shall encourage the replacement of demolished housing, whether through public or private actions.

GOAL II.D: TO ENCOURAGE ENERGY EFFICIENCY IN BOTH NEW AND EXISTING HOUSING.

POLICIES:

II.D.1 The City shall require the use of energy conservation features in the design of all new residential structures.

II.D.2 The City shall promote incorporation of energy conservation and weatherization features in existing homes.

II.D.3 The City will continue to enforce Title 24 of the California Building Standards Code which requires energy conservation devices or features to be incorporated in all new housing development.

GOAL II.E: TO ENSURE THE PROVISION OF ADEQUATE SERVICES TO SUPPORT EXISTING AND FUTURE RESIDENTIAL DEVELOPMENT.

POLICIES:

II.E.1 The City shall pursue appropriate State and federal funds for upgrading infrastructure and other public improvements in extremely low-, very low- and low-income neighborhoods.

II.E.2 The City shall require that new residential development pay for the cost of infrastructure and public services needed for that development.

II.E.3 The City shall plan for necessary public infrastructure, facilities, and services (including school facilities) in collaboration with other responsible local agencies, so that the infrastructure, facilities, and services are available at the time of demand from new residential development.

GOAL II.F: AFFIRMATIVELY FURTHER FAIR HOUSING PRACTICES, PROMOTING 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 OR FAMILIAL STATUS, DISABILITIES, SEXUAL ORIENTATION, AGE, OR OTHER PROTECTED CHARACTERISTICS.

POLICIES:

II.F.1 Assist in affirmatively furthering and enforcing fair housing laws by providing support to organizations that provide outreach and education regarding fair housing rights, receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

II.F.2 Encourage public participation in housing-relating planning and activities through providing multiple methods for participation and identifying and reducing barriers to participation in the decision-making process, such as language or accessibility barriers.

II.F.3 The City shall provide incentives to developers to address special housing needs of lower income households including the physically, mentally, and developmentally disabled, large families, farm workers, the elderly, female-headed households, and persons at risk of homelessness.

II.F.4 Prohibit discrimination in the sale, rental, or financing of housing based on race, color, ancestry, religion, national origin, sex, sexual orientation, gender identity, age, disability/medical condition, familial status, marital status, source of income, or other protected characteristics.

II.F.5 Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Zoning Ordinance.

II.G.6 The City shall work with Yolo County and surrounding jurisdictions to address the needs of the homeless on a regional basis.

II.G.7 The City shall cooperate with community-based organizations that provide services or information regarding the availability of services to the homeless, extremely low income households, and other special needs populations.

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 2029. The City will work to implement these programs and to continue its efforts to generate and distribute resources for the development and preservation of affordable housing.

II.1 General Plan Consistency Annual Review Program: In accordance with Government Code Section 65400, the City will submit an annual progress report (APR) to the State describing the achievements and shortfalls of the Housing Element. Included in this report will be an analysis of the effectiveness of the City's Housing Policies and Programs in meeting housing targets for new

housing, ensuring adequate vacant and underutilized sites to accommodate the 2021-2029 RHNA, and removing or reducing constraints to housing as well as accomplishments in realizing rehabilitation and conservation targets, as well as any additional information required by HCD, including identification of City-owned surplus sites.

Responsibility: *Community Development Department*
Timing: *April 2022, April 2023, April 2024, April 2025, April 2026, April 2027, April 2028, April 2029*
Funding: *General Fund*
Objective: *1 APR per year*

II.2 Land Inventory Maintenance Program: The City will make available up-to-date information regarding underutilized and vacant residential sites appropriate to accommodate the City's RHNA and the City's surplus land. The City shall maintain on its website a list and map of very low and low income housing sites (Table IV-3 and Figure IV-1), which shall be revised as necessary to ensure that the vacant and underutilized residential land inventory is adequate to accommodate the City's RHNA (very low, low, moderate, and above moderate income housing needs) and housing for special needs groups and to reflect the City's inventory of surplus sites, to assist in marketing new housing development areas. The list and map shall also be updated periodically to identify publicly-owned sites, including surplus sites, with potential to accommodate housing.

In order to ensure adequate sites to accommodate lower income uses and equitable distribution of affordable housing sites, the City will support the rezone of Site J, or a comparable site in the western portion of the City, to R-4.

Responsibility: *Community Development Department*
Timing: *Bi-annual (2023, 2025, 2027, 2029) review and maintenance of Table IV-3 and Figure IV-1 to reflect any changes to the inventory of sites, including removal of any very low and low income sites from the inventory or addition of new sites.*
Funding: *General Fund*
Objective: *Provide 1 list and 1 map of very low and low income housing sites, updated bi-annually to ensure availability of information related to residential sites and surplus lands inventories to promote development of such sites*

II.3 Rezone to Accommodate RHNA. As identified in the Background Report, the City can accommodate 130 units through approved projects, its inventory of lower income sites, and accessory dwelling units. To accommodate the remaining lower-income RHNA of 70 units, the City of Winters will identify and rezone a minimum of 4.25 acres of land to the R4A zoning district, a new zoning district that will allow exclusively residential uses and a minimum of 17.5 units per acre to a maximum of 22 units per acre. Rezoned sites will be no less than 0.5 acres and no more than 10 acres in size. Rezoned sites will permit owner-occupied and rental multi-family uses by right pursuant to Government Code section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower income households. The rezoned sites will be selected from the sites identified below (see Appendix D). Each site has the capacity to accommodate at least 16 units, will be available for development in the planning period, and is located where water, sewer, stormwater drainage, and dry utilities can be provided.

- 038-190-035 – vacant 5.79-acre site with capacity for 101 units

- 038-070-035 - vacant 4.44-acre site with capacity for 77 units
- 030-220-027– vacant 9.51-acre site with capacity for 161 units
- 038-050-018 - vacant 61-acre parcel that is the subject of an active development application. The R4A portion of the parcel would only be included in the City's inventory upon approval of a subdivision map that would create a 2.5- to 5-acre parcel for multi-family uses.
- 003-524-019– underutilized 5.79-acre site with capacity for 109 units. There has been interest in this site (formerly approved for the Mary Rose Gardens subdivision) for affordable housing. Due to its underutilized status, this site will only be rezoned to accommodate the RHNA upon submittal of an application for an affordable housing project for lower income households.

Responsibility: *City Council, Community Development Department*
Timing: *Complete rezoning by May 14, 2024.*
Funding: *General Fund*
Objective: *Rezoning of a minimum of 4.5 acres to accommodate the City's remaining RHNA (77 units) to accommodate the City's housing needs and reduce barriers to fair housing through:*

- *increasing the supply of a variety of housing types,*
- *increasing the availability of affordable housing, including in high resource and opportunity areas, to promote access to opportunity and inclusivity of protected classes,*
- *providing additional housing opportunities to promote housing mobility and choice, and*
- *reduce patterns of segregation through providing dispersed opportunities for affordable housing throughout the City.*

~~*Responsibility:* *Community Development Department*~~
~~*Timing:* *December 2021*~~
~~*Funding:* *General fund; replacement costs to be borne by developer of any such site.*~~
~~*Objective:* *Identify need for replacement for all project applications and ensure replacement, if required, is carried out. In conjunction with Programs II.11, II.13, and II.14, promote development of at least 5 extremely low, 33 very low, and 22 low income units.*~~

II.4 **Affordable Housing Steering Committee Program:** The City shall maintain the Affordable Housing Steering Committee (AHSC) to review housing projects subject to the City's Ordinance 94-10 as well as any affordable housing development seeking City financial support either directly or via City-sponsored applications for subsidies. The City shall encourage project applicants to receive concurrent reviews by the AHSC and the Development Review Committee (DRC). The AHSC shall also advise the City Council, Planning Commission, and Successor Agency (CDA/redevelopment) on housing policy, City incentives to encourage the production of affordable housing units above the minimum inclusionary housing requirements, housing policy implementation, and the allocation of the CDA's Tax Increment Housing Set-Aside Funds. The AHSC does not have the power to alter project review, design review, or development standards.

Responsibility: *City Council*

Timing: *Schedule DRC and/or AHSC meeting within 14 days of a request from a developer for a preliminary review; schedule formal AHSC meeting as part of the entitlement review process within 30 days of receiving a completed application, including affordable housing plan*

Funding: *Small administrative cost to City; application permit fees.*

Objective: *1 AHSC review per residential project; 1 DRC review where requested by applicant to streamline application review and processing. Preliminary DRC review is intended to assist applicants with understanding development requirements and streamline subsequent processing. AHSC review addresses the City's Inclusionary Housing Ordinance for projects and provides recommendations on any affordable housing projects seeking financial support from the City.*

II.5 **Inclusionary Housing Ordinance Program:** The City shall continue to implement Ordinance 2009-18 (aka Inclusionary Ordinance) that requires at least 15 percent of all new development projects, with certain exceptions, within the City be affordable to very low-, low-, or moderate-income households. Development of the affordable units on-site will normally be encouraged to promote integration of all income levels throughout Winters. 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. When alternatives to on-site inclusionary units are provided, the City shall prioritize receiving sites or committing inclusionary housing in-lieu funds in areas that are designated the same or higher opportunity area, based on the current California Tax Credit Allocation Committee/Housing and Community Development Department resource maps, as the market rates units in the development to affirmatively further fair housing opportunities. The City shall provide regulatory and financial incentives geared to the financial need of each project, which may include:

a. The appropriate density bonus for projects meeting requirements of the Density Bonus Ordinance.

b. Providing financial assistance as funds are available and by connecting buyers with resources such as Mortgage Credit Certificates.

c. 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.

d. 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.

Responsibility: *City Council, Community Development Department*

Timing: *Concurrently with development review of residential projects, review annually to confirm program is being implemented*

Funding: *Small administrative cost for application assistance.*

Objective: *Encourage and facilitate the development of 15% of housing for very low-, low-, or moderate-income households to address the City's housing needs and reduce barriers to fair housing through:*

- *increasing the supply of a variety of housing types, including housing for larger households,*
- *increasing the availability of affordable housing, including in high resource and opportunity areas, to promote access to opportunity and inclusivity of protected classes,*
- *providing additional housing opportunities to promote housing mobility and choice,*
- *provide additional lower income housing opportunities to address disproportionate housing needs and decrease displacement risk through increasing the supply of affordable housing, and*
- *reduce patterns of segregation through providing dispersed opportunities for affordable housing throughout the City.*

~~*and ensuring affordable units are provided in areas of opportunity that are at least equal to new market-rate development.*~~

II.6 Displacement/Relocation Assistance and Replacement of Affordable Units Program:

Consistent with the requirements of Government Code Section 65583.2(g), development projects that have, or have had within the past five years, residential uses restricted to rents affordable to low or very low income households or residential uses occupied by lower (including extremely low, very low, and low) income households, shall be conditioned to replace all such units at the same or lower income level as a condition of any development on the site and such replacement requirements shall be consistent with Section 65915(c)(3).

Further, any lower income tenants shall be provided relocation assistance by the developer as required by Government Code Section 66300.

Should potential displacement of lower income households be identified, the City will seek funding for a Downpayment Assistance Program, if it determined that funds are available at a level that would be adequate to assist lower income households with purchasing market-rate homes in Winters.

Responsibility:	*Community Development Department*
Timing:	*Identify displacement/relocation impacts concurrently with development review of residential projects; displacement and relocation assistance shall occur prior to the commencement of project construction consistent with timing requirements established by Government Code Section 66300; replacement of any lower income units shall occur concurrently with construction of market rate units; review annually to confirm program is being implemented*
Funding:	*General fund; replacement costs to be borne by developer of any such site.*
Objective:	*Ensure replacement of any lower income units that would be removed by development projects and ensure relocation assistance is provided to affirmatively further fair housing through preventing ~~that~~ displacement~~d~~ of lower income households ~~are provided with relocation assistance~~.*

II.7 Duplex Allowance Program: 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:

a. The City will encourage homebuilders to construct duplexes on corner lots as part of pre-application conferences.

b. The City will provide documentation necessary to support applications for State or federal financial assistance for affordable duplexes.

c. The City will offer reduced or deferred fees for duplexes affordable to very low and low income households.

d. For larger projects, the City will negotiate alternative development standards, such as flexible yard and setback requirements through its planned development process.

Responsibility: *City Council, Planning Commission, Community Development Department*
Timing: *As part of the development review process for residential projects, review annually to confirm program is being implemented*
Funding: *Minor administrative cost*
Objective: *To diversify the housing supply by encouraging homebuilders to construct duplexes on corner lots. Development of 20 moderate income units to address the City's housing needs and reduce barriers to fair housing through:*

- *increasing the supply of a variety of housing types,*
- *increasing the availability of affordable housing, including in high resource and opportunity areas, to promote access to opportunity and inclusivity of protected classes,*
- *providing additional housing opportunities to promote housing mobility and choice, and*
- *reduce patterns of segregation through providing dispersed opportunities for duplexes and a greater variety of housing types throughout the City.*

II.8 **Increased Density Program:** The City shall require development in the upper one-quarter of the density range in the Medium High-Density Residential designation and in the upper one-quarter of the density range in the High-Density Residential designation, except for projects exempted from this requirement as described below.

The Winters Municipal Code Chapter 17.60 (Residential Densities and Standards) establishes the residential density range for the R-3 district (General Plan Medium High Density Residential designation) as 6.1 to 10.0 units per acre and the R-4 district (General Plan High Density Residential designation) as 10.1 to 20.0 units per acre. Therefore, the upper one-quarter of the density range in the Medium High Density Residential designation is 9.0 to 10.0 while 17.5 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.

A narrowly-defined exception is in the case of rental housing or single-family housing affordable to low and very low income units where a reduction in the overall number of units results in the increase in the number of larger, family units that would serve large households. For affordable

multi-family 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.

Responsibility:	*City Council, Community Development Department*
Timing:	*Update Zoning Code to address requirements for the R-3 and R-4 zone by December 2022*
Funding:	*Minor administrative cost to the City; permit fees*
Objective:	*To facilitate higher density multi-family developments in the City and result in at least 50 multi-family units in the HDR designation, to address the City's housing needs and reduce barriers to fair housing through:* - *increasing the supply of a variety of housing types,* - *increasing the availability of affordable housing, including in high resource and opportunity areas, to promote access to opportunity and inclusivity of protected classes,* - *providing additional housing opportunities to promote housing mobility and choice, and,* - *in conjunction with Program II.3, reduce patterns of segregation through providing dispersed opportunities for higher densities and a greater variety of housing types throughout the City.*

II.9 **Monitor Changes in Federal and State Housing, Planning, and Zoning Laws Program:** State law requires that Housing Elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. While Programs II.9 and II.11 addresses specific constraints identified in this Housing Element, the City will continue to monitor its development processes and zoning regulations to identify and remove constraints to the development of housing and to ensure implementation of requirements to affirmatively further fair housing. The City will also continue to monitor federal and State legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate. Special attention will be given by the City in the minimizing of governmental constraints to the development, improvement, and maintenance of housing.

Responsibility:	*Community Development Department*
Timing:	*Ongoing implementation; annual reporting throughout the planning period (April 2022, April 2023, April 2024, April 2025, April 2026, April 2027, April 2028, April 2029)*
Funding:	*General Fund*
Objective:	*Monitor State and Federal legislation as well as City development process and zoning regulations to identify and remove housing constraints.*

II.10 **Zoning Ordinance Amendments – Housing Constraints Program:** The City shall update the Zoning Ordinance to remove constraints to a variety of housing types and ensure the City's standards and permitting requirements are consistent with State law. The update shall address the following:

a. Streamlined and Ministerial Review for Eligible Affordable Housing Projects: The Zoning Code will be updated to ensure that eligible multi-family projects with an affordable

component are provided streamlined review and are only subject to objective design standards consistent with relevant provisions of SB 35 and SB 330 as provided by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300.

b. Accessory dwelling units: The Zoning Ordinance will be updated to address accessory dwelling units consistent with recent changes to State law, including AB 68, AB 587, AB 670, AB 671, AB 881, and SB 13, to ensure that standards addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, as provided in Government Code Section 65852.2 and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADU consistent with the requirements of Civil Code Section 4751.

c. Residential care facilities: The Zoning Ordinance shall be updated to specify that residential care facilities that serve six or fewer persons will be treated as a residential use subject to the same permit requirements as a residence of the same type in all zoning districts. Additionally, the Zoning Ordinance shall be updated to define residential care facilities for more than six persons, which is not defined in the current Zoning Ordinance and to ensure that any conditions required of such uses are limited to objective standards that do not create barriers for housing for seniors, persons with disabilities, or other special needs populations. The revision shall also clarify that this type of facility is intended to serve as a residence for individuals in need of assistance with daily living activities.

d. Low barrier navigation centers: The Zoning Ordinance shall be updated to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a use by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses.

e. Agricultural worker housing: The Zoning Ordinance will be updated to define agricultural worker housing and to identify that any agricultural worker housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses consistent with Health and Safety Code Section 17021.5 and 17021.6. This will include allowing agricultural worker housing as a permitted use in the Open Space (OS) and Rural Residential (R-R) districts and to ensure that agricultural worker housing with no more than 36 beds or 12 units is permitted in the same manner as an agricultural use. The Zoning Ordinance will also be updated to provide for streamlined, ministerial approval of agricultural worker housing that meets the requirements of Health and Safety Code Section 17021.8.

f. Employee housing: The Zoning Ordinance will be updated to define employee housing separately from agricultural worker housing and to clarify that employee housing serving six or fewer employees shall be deemed a single-family structure and shall be subject to the same standards for a single-family residence in the same zone.

g. Transitional and supportive housing: The Zoning Ordinance shall be revised to allow transitional and supportive housing subject to the same standards as a residence of the same type consistent with Government Code Section 65583(c)(3) and to allow eligible

supportive housing as a use by right in zones where multi-family and mixed uses are permitted pursuance to Government Code Sections 65650 through 65656.

h. Manufactured Homes: The Zoning Ordinance shall be updated to remove the restrictions on manufactured housing and factory-built homes that conflict with the provisions of Government Code Section 65583.

i. Emergency Shelters: The Zoning Ordinance shall be updated to revise parking requirements for emergency shelters to require sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

j. Design Review. The Zoning Ordinance shall be revised to address subjective language, such as requirements for compatibility with the setting of the property and visual character of the neighborhood, in the design review criteria. Subjectivity may be addressed through providing objective definitions of subjective terminology or providing illustrations that demonstrate how the potentially subjective terminology will be implemented.

k. Height Limits and Development Standards. The City shall review its development standards in the R-3, R-4, C-1, C-2, D-A, and D-B zones to ensure that development can occur at maximum densities and intensities and shall revise the Zoning Code to address standards that constrain development at maximum allowed densities. At a minimum, the revision shall remove or reduce the requirement for an additional foot of setback for each foot of height above 30 feet in the R-3, R-4, and C-2 zones and reduce the minimum side yard requirement to ensure that development can occur at the maximum permitted residential densities for each zone.

Responsibility: *City Council, Community Development Department*
Timing: *Items c, d, f, g, h, and i to be adopted in 2021. Items a, b, e, j, and k to be adopted by December 2022*
Funding: *General Fund*
Objective: *Increase potential development of affordable housing units in the City, resulting in 4 ADUs per year and, in conjunction with Programs II.3, II.13, and II.14, promote development of at least 5 extremely low, 33 very low, and 22 low income units~~.~~ to address the City's housing needs and reduce barriers to fair housing through:*

- *increasing the supply of a variety of housing types,*
- *increasing the availability of affordable housing, including in high resource and opportunity areas, to promote access to opportunity and inclusivity of protected classes,*
- *providing additional housing opportunities to promote housing mobility and choice,*
- *reduce constraints on lower income housing, housing to assist those at-risk of homelessness, and housing for farmworkers, seniors, and persons with disabilities to address disproportionate housing needs and decrease displacement risk through increasing the supply of affordable housing, and*

- *reduce patterns of segregation through providing dispersed opportunities to serve households with special needs and a greater variety of housing types throughout the City.*

II.11 **ADU Incentives Program:** The City shall encourage development of ADUs and JADUs through a variety of measures, including:

a. Promotional Campaign:

i. Provide guidance and educational materials to the public, including a ADU Handbook available at City Hall and information on the City's website, that describe the streamlined permitting process, potential methods of accommodating an ADU (garage conversion, separate detached structure, expansion of existing unit, or within existing unit). fee reductions for ADUs, the ADU Amnesty Program, and construction resources.

ii. Present homeowner and neighborhood associations with the benefits of ADUs and work with associations to ensure associations are aware of the requirements of State law that invalidate prohibitions on ADUs on lots zoned for single-family residential use, including provisions restricting the rental of ADUs. This outreach shall prioritize contacting homeowner and neighborhood associations in high opportunity areas

b. ADU Amnesty: Establish a process for property owners to bring an illegally built ADU structure into compliance with permit and code requirements within five years, consistent with the AB 670. The City should also advertise the ADU Amnesty Program on the City's website, identifying eligibility requirements, reasons to legalize units, and the steps that property owners would need to take to legalize units.

c. Prototype ADU Plans: Developing pre-approved ADU plans that property owners may use, free of charge, in order to incentivize development of ADUs through decreasing the property owner's costs associated with plan preparation, reducing the review time, and providing greater certainty in the process.

Responsibility: *City Council, Community Development Department*
Timing: *Incentives program materials, pre-approved plans, and amnesty program adopted by December 2022; bi-annual outreach to homeowner and neighborhood associations (2021, 2023, 2025, 2027, 2029)*
Funding: *General Fund*
Objective: *Increase development of ADUs, resulting in 4 new ADUs per year and legalization of 4 ADUs per year, including 5 extremely low, 10 very low and 10 low income ADUs, promoting ADU Amnesty in low resource areas and areas with greater amounts of housing in need of repair, i. Improving the safety of illegally built ADU structures, and expanding the City's legal housing stock. to address the City's housing needs and reduce barriers to fair housing through:*

- *increasing the supply of a variety of housing types through promoting ADUs throughout the City and encouraging legal, safe ADUs,*

- *increasing the availability of affordable housing, including in high resource and opportunity areas, to promote access to opportunity and inclusivity of protected classes,*
- *providing additional housing opportunities to promote housing mobility and choice,*
- *promoting housing investment and rehabilitation in lower opportunity and resource areas to promote community revitalization and improve opportunities, including access to safe and decent housing,*
- *provide additional lower income housing opportunities and opportunities to accommodate an on-site caretaker, extended household and family members, and other unique needs to address disproportionate housing needs and decrease displacement risk through increasing the supply of affordable housing and access to housing, and*
- *reduce patterns of segregation through providing dispersed opportunities for ADUs, which can serve lower income households and protected classes, throughout the City.*

II.12 **Density Bonus Program:** The City will update continue to provide for density bonuses consistent with State law. The City will update Section 17.60.030 (Affordable Housing Development) of the Zoning Code to reflect recent changes to State law related to density bonuses, including provisions for density bonuses and incentives for projects that contain 100% very low and low income units and no parking requirements for eligible special needs or supportive housing.

Responsibility: *Planning Division*
Timing: *Zoning Amendments adopted by December 2022*
Funding: *General Fund and planning and technical assistance grants*
Objective: *Reduction of constraints to the development of low income and related special needs housing in the City. In conjunction with Programs II.3, II.11, and II.14, promote development of at least 5 extremely low, 33 very low, and 22 low income units~~.~~ to address the City's housing needs and reduce barriers to fair housing through:*

- *increasing the supply of a variety of housing types,*
- *increasing the availability of affordable housing to promote access to opportunity and inclusivity of protected classes,*
- *providing additional housing opportunities to promote housing mobility and choice, and*
- *provide additional lower income housing opportunities to address disproportionate housing needs and decrease displacement risk through increasing the supply of affordable housing.*

II.13 **Facilitate Affordable and Special Needs Housing Construction Program:** The City shall continue to encourage qualified housing developers to pursue development of affordable housing and housing that are accessible to and supportive of persons and households with special needs. 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, as well as households with special needs, including seniors, disabled, developmentally disabled, large families, female heads of household with children, homeless, and other potentially disadvantaged populations. The City will market housing opportunities and assist developers with the construction of affordable and special needs housing through the following actions:

a. To affirmatively further fair housing, the City will proactively provide affordable housing developers with maps illustrating high resource areas in the City that include potential sites for lower income housing from the inventory of residential sites to highlight opportunities for development projects to increase access to affordable housing in areas with high levels of resources and opportunities.

b. The City will develop a list of special programs, financing strategies, or incentives, such as fee reductions, density bonuses, and permit streamlining, that may be available specifically for development in high resource areas and will proactively provide this information to affordable housing developers.

c. The City will continue to collaborate with affordable and special needs housing developers to identify potential sites and write letters of support to help secure governmental and private-sector funding.

d. The City will consider on a case by case basis, the provision of financial assistance for the construction of affordable and special needs housing to the extent that funding sources are available.

e. The City shall provide for density bonuses consistent with State law, including provisions for density bonuses and incentives for projects that contain 100% very low and low income units.

f. 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 and special 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.

g. 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.

h. 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 affordable and special needs housing projects.

i. The City will offer assistance in accessing local, State, and federal funding for affordable and special needs 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.

Responsibility: *City Council, Community Development Department*

Timing: *Ongoing coordination with affordable and special needs housing developers; develop map of high resource areas and list of potential programs and incentives for development in high resource areas by December 2022; contact developers at least bi-annually to provide the maps and resources available to encourage affordable housing in high resource areas.*

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

Objective: *Collaborate with developers of affordable housing to facilitate the construction of at least 5 extremely low, 33 very low, and 22 low income units, with an emphasis on prioritizing affordable and special needs housing construction in high resource and opportunity areas and prioritizing rehabilitation and investment in existing affordable housing in lower resource areas or areas with less access to place-based opportunities.), in conjunction with Programs II.3, II.11, and II.13, and p. Provide information regarding sites and resources for high resources areas to promote development of affordable and/or special needs housing in those areas, to address the City's housing needs and reduce barriers to fair housing through:.*

- *increasing the supply of a variety of housing types,*
- *increasing the availability of affordable housing, including in high resource and opportunity areas, to promote access to opportunity and inclusivity of protected classes,*
- *providing additional housing opportunities to promote housing mobility and choice,*
- *provide additional lower income housing opportunities and opportunities to serve households with special needs to address disproportionate housing needs and decrease displacement risk through increasing the supply of affordable housing and access to housing,*
- *promoting housing investment and rehabilitation in lower opportunity areas and areas with fewer place-based resources to promote community revitalization, improve access to safe and decent housing, and encourage greater place-based investment, including in jobs, services, and education, that could improve opportunities and place-based conditions, and*

- *reduce patterns of segregation through encouraging affordable and special needs housing in high resource and opportunity areas, as well as encouraging a greater variety of housing types throughout the City.*

Maintain contact information for affordable housing developers for the purposes of soliciting their involvement in development projects in Winters. Participate with affordable housing developers to review available federal and State financing subsidies and apply as feasible on an annual basis. Assist and support developers of housing for lower-income households—especially housing for extremely low-income households—with site identification, supporting applications, conducting pre-application meetings, assisting with design and site requirements, and providing regulatory incentives and concessions.

II.14 Housing Rehabilitation and Weatherization Program: The City will continue to seek funding, such as CDBG or HOME, to provide housing rehabilitation, weatherization, and emergency repair assistance to extremely low-, very low- and low-income homeowners and to rental property owners with extremely low-, very low- or low-income tenants. When funds are procured, the City will continue to implement its housing rehabilitation program and will review and revise, as needed, the program guidelines for housing rehabilitation assistance.

While the City will continue to implement the program citywide, to the extent that funding is available, the City will target assisting homeowners in the City's moderate resource areas or in areas with lower levels of place-based opportunities.

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.

Responsibility: *City Council, Community Development Department*
Timing: *Annually review availability of grant and other funds available.*
Funding: *CDBG funds; HOME funds; CalHome funds; California Housing Finance Agency (CalHFA) HELP Program, as available (considered on a case by case basis). Ability to fund this program will largely depend on receiving grant/loan funds from State and Federal funding sources through a competitive process.)*
Objective: *Submit at least 2 applications for housing rehabilitation program; assist at least 10 (2 extremely low, 3 very low, and 5 low income homeowners with rehabilitation, and at least 50% in moderate resource or low place-based opportunity areas, to encourage the maintenance, improvement, and rehabilitation of the City's existing housing stock and residential neighborhoods to provide a safe and healthy living environment and to affirmatively further fair housing, by encouraging a safe and healthy living environment and reducing displacement associated with poor housing conditions. Assist at least 16 housing units affordable to lower income households (10 extremely low, 4 very low, and 2 low) with weatherization and/or emergency repair in order to conserve these affordable units. Address the City's housing needs and reduce barriers to fair housing through:.*

- *Investing in housing rehabilitation and weatherization to improve housing conditions in low-resource areas and increase place-based opportunities through promoting community revitalization, investment, and preservation of affordable housing;*
- *Preserve affordable housing opportunities to promote housing mobility and choice, and*
- *Reducing risk of displacement due to unsafe or inadequate housing through encouraging maintenance of the housing stock.*

II.15 **Mixed Use Development Incentives Program:** The City will encourage mixed use residential/commercial development in the Central Business District (CBD), neighborhood commercial, and office zones through:

a. 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.

   i. Use of the planned development process to allow flexible development standards such as reduced or tandem parking, floor area ratio, and lot coverage limits.

   ii. Assistance in accessing State or Federal funding to subsidize the construction of very low- and low-income housing units.

   iii. The City will continue to implement its Downtown Master Plan.

   iv. The City will continue to implement its commercial condominium conversion ordinance.

   v. Continued implementation of the Downtown Form Based Code.

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

a. 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.

b. The City will post information about mixed use opportunities and the site inventory in the Community Development Department.

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

Responsibility: *City Council, Community Development Department*
Timing: *Post mixed use materials by June 2022 and update materials bi-annually.*
Funding: *CDBG planning grant to prepare and distribute site inventory; CDBG, HOME, CalHFA HELP. Ability to fund this program will largely depend on receiving grant/loan funds from State and Federal funding sources through a competitive process.*

Objective: *One mixed use development with a minimum of 12 residential units; encourage the production of mixed use developments to address the City's housing needs and reduce barriers to fair housing through increasing the supply of a variety of housing types: ~~to diversify the housing supply.~~*

II.16 **Energy Conservation and Solar Energy Use Program:** The City will require energy conservation and will encourage solar energy use through the following actions:

a. Continue to implement CalGreen (Title 24 of the California Code of Regulations) regarding energy efficiency in residential construction.

b. Annually provide information in the Winters Express on the availability of funding through the PG&E Energy Partners Program and any funding resources available through Valley Clean Energy.

c. Provide information at City Hall and on the City's website identifying local, regional, and State loan and grant programs available to assist with energy-efficient improvements, replacement of appliances and fixtures, and solar energy access.

d. Continue to review proposed developments for compliance with the CalGreen 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.

e. Continue to study potential approaches and incentives for encouraging energy saving practices in new development and housing rehabilitation projects.

Responsibility: *Community Development Department*
Timing: *Implement paragraphs a and d concurrent with development project review; provide information in paragraph b) annually beginning in 2022, 2023, 2024, 2025, 2026, 2027, 2028, and 2029; provide information referenced in paragraph e) at City Hall and on City's website by December 2022; bi-annually review opportunities under paragraph e)*
Funding: *Minor administrative cost to the City; permit fees*
Objective: *Improve energy-efficiency in new and existing development*

II.17 **Title 15 Amendments Program:** While the City enforces the 2019 California Building Standards Code, Title 15 of the City's Municipal Code identifies that the 2007 version of the State building codes are adopted and the 1997 version of select portions of the Uniform Building Code, identifying amendments specific to these outdated codes. The City shall update Title 15 of the Zoning Ordinance to reflect the current California Building Standards Code. Additionally, the City shall monitor the release of triennial updates to the California Building Standards Code (i.e., 2022, 2025, and 2028) and revise Title 15 accordingly to ensure it is up to date.

Responsibility: *Community Development Department*
Timing: *Amendments to Title 15 adopted by December 2021 for the 2019 California Building Standards Code, January 2023 for the 2022 California Building Standards Code, January 2026 for the 2025 California Building Standards Code, and January 2029 for the 2028 California Building Standards Code.*
Funding: *Small administrative cost to the City.*

Objective: *Ensure Title 15 reflects the current California Building Standards Code*

II.18 Housing Choice Mobility:

1) Yolo County Housing Coordination.

The City shall continue to participate with Yolo County Housing in administration of the Housing Choice Voucher and Project-Based Voucher rental assistance programs. Housing Choice Vouchers are the primary method of providing a housing mobility for lower income households, by allowing households to use the vouchers in neighborhoods and housing of their choice.

The City Housing Manager will continue meet with Yolo County Housing representatives to identify opportunities to increase access to Housing Choice Vouchers in Winters, including supporting State and Federal funding applications that would provide Yolo County Housing with additional vouchers, and to explore avenues for collaboration and mutual support of the City, County, and Housing Authority affordable housing goals for extremely low-, very low-, and low-income and special needs units.

In conjunction with Program II.29, the City will coordinate with Yolo County Housing to ensure that access to vouchers and assistance is available in all developments and neighborhoods and to educate the community on the important of integrating affordable housing throughout all geographic areas of the City, and County, to help create more balanced and integrated neighborhoods. The City will work with the Yolo County Housing to conduct outreach to property owners in high opportunity and resource areas to advertise and encourage participation in the Housing Choice Voucher program.

2) Local Housing Mobility.

The City will review available State and Federal funding sources to identify opportunities to develop a source of funds that could be used to create a pilot local housing mobility program to ensure availability of Housing Choice Vouchers within the City limits. If a program is identified that could fund a pilot housing mobility program, the City will work with Yolo County Housing or other qualified housing program administrators to develop capacity to create and manage a program that provides dedicated housing vouchers within the City.

For housing projects receiving City assistance, the City shall require that these projects accept Housing Choice Vouchers (formerly Section 8); and in accordance with the Fair Employment and Housing Act (FEHA) source of income protections for vouchers, effective January 1, 2020.

Responsibility: *Community Development Department, Yolo County Housing*
Timing: *Annual meeting with Yolo County Housing representatives (2022, 2023, 2024, 2025, 2026, 2027, 2028, and 2029); this may be conducted in conjunction with coordination with Yolo County Housing and other local agencies to address local and regional housing needs as access to vouchers affects all Yolo County jurisdictions; outreach to property owners in high resource/affluent areas bi-annually beginning in 2022; review State, Federal, and regional programs to identify opportunities for a pilot housing mobility program in 2022/2023; if funds are available and the City can develop capacity with qualified housing program administrators to run*

the program, work to implement program by 2025; housing projects receiving City assistance shall be individually required to accept Housing Choice Vouchers – the City shall review implementation of this requirement annually

Funding: *Small administrative cost to the City.*

Objective: *Increase the availability of housing vouchers by at least 10 vouchers in the City for extremely low, very low, and low income households to address the City's housing needs and reduce barriers to fair housing through:*

- *providing additional housing assistance to promote housing mobility and choice,*
- *providing tenant and landlord education and promotion of HCV use to combat discriminatory practices through education, and*
- *reduce patterns of segregation through assisting households in residing in housing of their choosing.*

II.19 **Homeless Support Program:** The City shall coordinate with regional partners to address homelessness, including efforts to providing emergency shelter, transitional, and supportive housing and services to the homeless and at-risk-of-homelessness populations. The City will continue to coordinate and work with the Davis/Woodland/Yolo County Continuum of Care, known as the Yolo County Homeless and Poverty Action Coalition (HPAC) to provide ongoing homeless services and will continue participate in the Yolo County Homeless Plan Executive Commission, working cooperatively with other County jurisdictions to identify and address the needs of the homeless and at-risk population.

Responsibility: *City Council, City Manager, Community Development Department*

Timing: *Participate in at least 4 regional meetings annually (2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029)*

Funding: *City General Fund*

Objective: *Secure regional funding sources to provide shelter and support to homeless and at-risk persons at households. Increase assistance to Winters households by a minimum of 10 persons or households in Winters annually to address the City's housing needs and reduce barriers to fair housing through:*

- *Increasing the supply of a variety of housing types, including shelter, transitional, and supportive housing for the homeless or at-risk populations, and*
- *Addressing disproportionate housing needs through providing assistance to those at-risk of becoming unhoused.*

II.20 **Local Builder Program:** 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.

This program is intended to meet local housing needs through providing an opportunity for more diversity in the design of individual housing units.

Responsibility:	*City Council, Community Development Department*
Timing:	*Concurrent with the development review process for residential subdivisions, review annually to confirm program is being implemented*
Funding:	*Small administrative cost to the City.*
Objective:	*Provide a minimum of 4 lots a year to local developers or owner-builders*

II.21 **Conservation of Existing and Future Affordable Units Program:** While no housing units are considered at risk of converting to market rate during the 2021-2029 period, City staff will continue to monitor the status of existing and future affordable housing.

Should any of the assisted multi-family properties become at risk of converting to market rate, the City will assist non-profit housing corporations or any other entities seeking to acquire and maintain government-assisted housing developments. The City will seek or support developer applications for available state, federal, and other grant or loan programs to acquire or rehabilitate such units, if necessary, to preserve their use for extremely low-, very low-, and low-income households. To ensure 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.

Should any of the assisted multi-family properties become at risk of converting to market rate, the City will work with property owners, interest groups, and the State and federal governments to implement the following programs on an ongoing basis to conserve the affordable housing stock:

- Work with Potential Purchasers: Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk.

- Tenant Education: The California Legislature extended the noticing requirement of at-risk units opting out of low-income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and that the property owner provides all required notices in both English and Spanish.

Continue to monitor the City's affordable for-sale units to ensure that as the units are resold, affordability restrictions and requirements are enforced in order to conserve these affordable units.

Responsibility:	*City Council, Community Development Department*
Timing:	*Bi-annual review of at-risk status (2024, 2026, 2028); contact owners of at-risk properties and potential purchasers within 30 days of identifying at-risk housing*
Funding:	*Relevant state and federal funding programs, including CDBG; HOME; CalHome. Ability to fund this program will largely depend on receiving grant/loan funds from State and Federal funding sources through a competitive process.*
Objective:	*Conserve 31 very low, 82 low, and 44 moderate income units to reduce displacement through monitoring the status of the City's affordable housing stock and work with potential purchasers if assisted multi-family or for-sale housing is at-risk of conversion to market rate to address the*

City's housing needs and reduce barriers to fair housing through preserving affordable assisted housing to reduce displacement.

II.22 **Development Review Committee Program:** 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.

Responsibility:	*Community Development Department*
Timing:	*Schedule DRC meeting within 14 days of request from project applicant*
Funding:	*Small administrative cost to the applicants*
Objective:	*Expedite processing and approval of residential projects to further reduce constraints to housing production.*

II.23 **In Lieu Fee Review Program:** The City shall regularly review the feasibility of adjusting in lieu fees for qualifying affordable housing projects to ensure sufficient fees are collected based on historical and projected costs to reflect the actual cost of producing an affordable unit. If any fee reductions are determined to be feasible, the City shall revise its in-lieu fee ordinance and promote the benefits of this program to the development community by posting information on its web site and creating a handout to be distributed with land development applications. If an increase in the fee is determined to be appropriate, the City shall review the fee increase to ensure that it would not serve as an impediment to housing development and would not significantly increase the cost of market rate units.

Responsibility:	*City Council, Community Development Department*
Timing:	*Bi-annually (2023, 2025, 2027, 2029)*
Funding:	*General Fund*
Objective:	*Ensure adequate in-lieu fees are collected, while also providing for fee reductions as appropriate*

II.24 **Universal Design Program:** The City shall require that new residential subdivisions incorporate universal design features, including features that increase visitability and accessibility, into at least 10%, or higher percentage if required by federal or state regulations applicable to a specific project, of the single-family residences to assist persons with disabilities.

The City will also expand eligibility for its low-income, owner-occupied rehabilitation program to include non-senior disabled households.

Responsibility:	*Community Development Department, Planning Commission, and City Council.*
Timing:	*Concurrent with the development review process for residential subdivisions, review annually to confirm program is being implemented*
Funding:	*General Fund*
Objective:	*Assure 10% of housing units include features that accommodate residents and visitors with disabilities, to address the City's housing needs and reduce barriers to fair housing through:*

- *increasing the supply of a variety of housing types, including housing with features to accommodate the disabled,*
- *increasing the availability of housing to accommodate persons with disabilities in locations where new market rate housing is being constructed, including in high resource and opportunity areas, to promote access to opportunity and inclusivity of protected classes,*
- *combating discriminatory practices through educating the building community regarding the need for accessibility and visitability features in all development projects;*
- *providing additional housing opportunities for persons with a disability to promote housing mobility and choice, and*
- *reduce patterns of segregation through providing dispersed opportunities for persons with a disability throughout the City.*

II.25 **California Accessibility Standards Compliance Program:** The City will continue to ensure that all construction projects requiring building permits comply with the State of California accessibility standards. The City will provide technical assistance as part of the building permit review process to assist property owners and contractors in understanding this law and related requirements applied to new development and/or retrofit or rehabilitation projects for public, residential, or commercial structures. The City will also provide a link on the City website to the Division of the State Architect's web page that provides various access compliance reference materials, including an advisory manual and answers to frequently asked questions.

Responsibility:	*Community Development Department*
Timing:	*Concurrent with the development review process for residential subdivisions, review annually to confirm program is being implemented*
Funding:	*General Fund*
Objective:	*Assure housing units accommodate residents with disabilities and affirmatively further fair housing through providing education to property owners, developers, and contractors regarding accessibility standards.*

II.26 **Homeowner Training Program:** The City will work to ensure the success of new homeowners by providing opportunities for pre and post-purchase counseling for all participants in the City's homeownership-based housing programs.

New Agreements: The City will ensure that all new agreements for homeownership units include the requirement that the homeowner complete a homeowner training or counseling session.

Existing/Resale Agreements: At the time of income certification for any existing and resale agreements for homeownership units, the City will ensure that the new homeowner is offered an opportunity for homeowner training or counseling and is provided with a list of homeowner resources.

Responsibility: *Community Development Department*

Timing: *Concurrent with the marketing and sale, including resale, of units affordable through the City's inclusionary housing program or through other homeownership assistance program*
Funding: *Grant funds, when available, and Inclusionary Housing in-lieu fees, if used to provide the homeownership units*
Objective: *4 homeowners trained annually; increase homeownership in the City.*

II.27 **Housing Diversification Program:** Seek to provide a variety of housing types and will continue to implement Zoning Ordinance provisions to provide a variety of housing types, including emergency shelters, supportive and transitional housing, manufactured housing, second units, single room occupancies, mixed use housing, and multi-family housing.

Review the Zoning Ordinance to identify potential opportunities and methods to accommodate additional housing variety in single family zones, such as allowing a percentage of units in a residential subdivision to develop as triplex or fourplex units, to expand the allowance for duplexes on corner lots to also include triplex and fourplex units on corner lots, and to identify appropriate development standards for lots accommodate triplex and fourplex units within a R-1 or R-2 zone.

Regularly review the Zoning Ordinance and City standards to ensure that permitted densities, use types, and development standards are consistent with the requirements of State law. This review shall include a bi-annual review of requirements related to affordable housing, employee and agricultural worker housing, senior housing, housing for disabled persons, including developmentally disabled persons, large family units, and housing for the homeless and at-risk-of-homelessness populations.

Responsibility: *Community Development Department, Planning Commission, and City Council.*
Timing: *Review to determine capacity to accommodate triplex and fourplex units by December 2022; bi-annual review (December 2023, December 2025, December 2027)*
Funding: *General Fund*
Objective: *Encourage and promote the development of a variety of housing types to support residents of all income-levels and abilities in order to affirmatively further fair housing through.*

- *increasing the availability of affordable housing, including in high resource and opportunity areas, to promote access to opportunity and inclusivity of protected classes,*
- *providing a broader range of housing types and opportunities to promote housing mobility and choice, and*
- *reduce patterns of segregation through providing dispersed opportunities for duplexes, triplexes, and fourplexes and a greater variety of housing types throughout the City.*

II.28 **Reasonable Accommodation Program:** The City shall continue to implement its written procedures for requests of reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies, and procedures. The

City shall review its reasonable accommodation procedures within one year and shall update procedures and findings to remove constraints consistent with the requirements of State law.

If requests for reasonable accommodation identify constraints or barriers to accessible housing in the City's standards and requirements, including the Zoning Ordinance, identify whether revisions should be made to the Zoning Ordinance to address those constraints or if such constraints should continue to be addressed through a reasonable accommodation request.

Responsibility:	*Community Development Department, Planning Commission, and City Council.*
Timing:	*Review reasonable accommodation procedures and make any necessary updates to comply with State law by September 2022; Implement procedures on an ongoing basis; render decision on any requests within 30 days of receipt of completed application*
Funding:	*General Fund*
Objective:	*Assist persons with disabilities seeking equal access to housing find reasonable accommodation and affirmatively further fair housing through supporting housing mobility and choice and accommodating persons with disproportionate housing needs to reduce the risk of displacement.*

II.29 **Affirmatively Further Fair Housing Outreach and Coordination Program:** Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing services and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through providing information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers. Efforts will include, but may not be limited to:

a. Providing public information and brochures in English and Spanish regarding fair housing/equal housing opportunity requirements including how to file a complaint and access the investigation and enforcement activities of the State Fair Employment and Housing Commission. This information will be made available by placing information on the City's website and in schools, libraries, other public buildings and meeting places, and by advertising in the local media. This information will be reviewed annually to ensure that any materials, links, and information provided are up-to-date.

b. Provide a list of available renter and homebuyer assistance programs and resources at City Hall, Winters Library, and on the City's website to assist renters and homebuyers with identifying available financial resources. The information shall include any financing programs specifically available to extremely low income households and special needs groups.

c. City staff serving as liaison between the public and appropriate agencies in matters concerning housing discrimination within the City. The City will refer fair housing complaints to agencies that address claims and organizations that may provide assistance with filing a claim. Agencies and entities to refer housing complaints to include:

    1. California Department of Fair Employment and Housing: Receives and valuates discrimination complaints statewide, investigates violations of the civil rights laws

that DFEH enforces, and if DFEH identifies reasonable cause to believe a law it enforces has been violated, it accepts the case and attempts to resolve the complaint through dispute resolution, and may file a lawsuit if a case is not settled through mediation.

2. U.S. Department of Housing and Urban Development: Receives and evaluates discrimination complaints under the federal Fair Housing Act as well as other discrimination and civil rights violations in housing and community development programs, HUD's Fair Housing and Equal Opportunity Office either investigates the complaint or refers it to another agency for investigation, making efforts to help the parties reach an agreement, makes findings if the complaint cannot be resolved voluntarily, and potentially taking legal action if the law has been violated.

3. Legal Services of Northern California: Provides legal aid and complaint assistance to lower income persons and persons over the age of 60 for fair housing and other issues.

4. Yolo Conflict Resolution Center: Free assistance with conflict or dispute resolution, such as tenant/landlord issues regarding rent, security deposit, and cleaning fees and disagreements between neighbors regarding noise, landscaping, and parking.

5. Other agencies that offer free and low-cost services to Yolo County residents. Such organizations will be identified through reaching out to service providers and interviewing organizations that may provide related assistance to determine if the organization is appropriate to include.

d. Maintain a log to ensure information is collected regarding the complainant (name, phone number, mailing address, email), date of the complaint, property location, property owner, property management company, issue, complainee/respondent (property owner, property management company, homeowners association, financial institution, etc.), staff member logging the complaint, and the follow-up actions (staff member following up, date of follow-up, and information regarding organizations/agencies contacted by the complainant, and resolution). Provide log to Yolo County District Attorney.

e. Requiring the City's fair housing staff or service provider to provide an annual report that identifies the types of claims received, outcomes, and to identify any specific geographic areas in the City which have higher levels of discrimination claims.

f. Targeting an annual outreach and education effort focused on the property owners and residents in areas where a higher level of discrimination claims has been documented.

g. Annual training of City staff, including through coordination with local advocacy groups, such as LSNC, on how to receive, log, refer, and follow-up on fair housing complaints. If resolution was not obtained for any complaints, refer complaint to HCD to ensure that affordable housing laws are actively enforced.

h. Annual public service announcements, through coordination with the Housing Authority and HCD, via different media (e.g., newspaper ads, public service announcements at

local radio and television channels, the City's social media accounts or podcast) and in English and in Spanish.

i. Assistance to aid alleged victims of violence or discrimination in obtaining access to appropriate State or federal agency programs.

j. Working with local organizations, through Legal Services of Northern California, Continuum of Care, and Housing Authority efforts, to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households.

k. Actively recruiting residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies.

l. Providing education to the community on the importance of participating in the planning and decision-making process and completing Census questionnaires.

m. Reviewing land use and planning proposals, including development proposals, general plan amendments, master planning efforts for parks, recreation, infrastructure, and other facilities and amenities, to ensure that the City is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and working to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement.

n. Coordination with HCD and the Sacramento Area Council of Governments to identify opportunities for regional coordination to implement and address the above-identified actions so that fair housing is treated consistently throughout the region.

o. Develop housing data. Coordinate with Yolo County Housing, HPAC, and local service providers to identify and enumerate Winters fair housing issues and needs when regional surveys and other community outreach efforts are conducted that address fair housing and other related housing issues for local jurisdictions. For example, the 2019 Point-in-Time survey to identify homelessness identified the homeless population for the cities of Davis, Woodland, and West Sacramento, but grouped Winters homeless population with the unincorporated area.

Responsibility:	*City Council, Community Development Department*
Timing:	*Efforts will begin immediately to disseminate information and identify any geographic areas with higher discrimination claims. Prepare list of financial resources for renters and homebuyers in 2020 and review/update bi-annually. Outreach and coordination will occur on an on-going basis, with annual (2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029) outreach, education, and training activities as described in the program; annual (2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029) review of fair housing brochure and posters to ensure that the most recent information is being disseminated; annual (2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029) presentations and media outreach.*
Funding:	*Grant funding; General fund*
Objective:	*Affirmatively further fair housing, including increasing access to high opportunity areas and place-based opportunities, promoting inclusivity, and addressing patterns of segregation, through combating discriminatory*

practices through education and outreach, including annual outreach, training, and public service announcements as well as an on-going commitment to ~~i~~improve fair housing opportunities and response to complaints through implementing above actions and f~~.~~ ~~F~~ollow-up on 100% of complaints.

II.30 Intentionally left blank.

II.31 Increase Access to Local Services and Employment Opportunities:

1) Economic Development to Attract Industries and Services. Develop and implement an Economic Development Strategy that addresses factors that have contributed to the City's low place-based opportunities score. The primary contributing factor is economy (most influenced by job availability, job quality, job growth, and bank accessibility), followed by education (teacher experience, high school discipline rate, and US/CSU eligibility) and health and environment (most influenced by health care availability, access to supermarket, and prenatal care). The strategy shall include meaningful actions with measurable metrics related to the place-based opportunity factors to gauge the effectiveness of the strategy.

2) Mobility. Work with Yolobus and SACOG to identify options and grant funding sources to provide improved transit and transportation services between Winters and regional destinations (Davis, Vacaville, Woodland, Downtown Sacramento) to better connect the City's residents with high-quality employment opportunities as well as healthcare and other services throughout the region. Options for Winters to explore in conjunction with Yolobus and SACOG include, but are not limited to, microtransit (on-demand shuttle bus system similar to that operated by Sacramento Regional Transit District), micromobility (such as bicycle share), ridesharing connections (a community-based ridesharing app or other resource that could connect residents with similar destinations), and more transit stops to improve access to existing routes.

Responsibility: *Community Development Department, City Manager, and City Council.*

Timing: *1) Complete Economic Development Strategy by 2023. Begin implementing strategy immediately following completion and provide annual reports on effectiveness of strategy, recognizing that it will take time to attract employers and address the place-based issues. In 2026, review effectiveness of strategy in improving place-based scores and update as necessary to ensure that the strategy is improving place-based conditions in the City.*
2) Contact Yolobus and SACOG to identify local opportunities to increase transit access and ridesharing in 2022; seek to identify pilot project for City by 2024; if no opportunities are available in 2022-2024, annually contact Yolobus and SACOG regarding available grants and programs that could be extended to Winters; 2) Prepare Economic Development Strategy by 2024 and review implementation annually.

Funding: *General Fund*

Objective: *Improve equal access to employment opportunities for the City's residents, including underserved and disadvantaged populations. Affirmatively further fair housing through implementing at least three economic strategies to improve place-based resources, including access to*

employment and services, and through implementing at least one pilot microtransit project to improve access to transportation to increase access to opportunities and resources and promote mobility.

II.32 **Facilitate Farmworker Housing** Encourage qualified farmworker housing developers to pursue development of housing for farmworkers through:

1) Develop a farmworker housing outreach package for developers that includes:

    1. Map and list of vacant sites where farmworker housing is a permitted (by-right) use, including sites in high resource areas that may optimize access to opportunities

    2. List of State and Federal fundings programs targeted to farmworker and agricultural worker housing

    3. Programs and incentives that may be available to farmworker housing developers, including fee reductions, density bonuses, and permit streamlining,

2) Distribute the farmworker housing outreach package to local and regional developers, as well as Yolo County Housing.

3) Follow up with developers within three months of initial outreach and bi-annually thereafter to identify interest in any farmworker housing projects.

4) Where there is interest, assist the developer with understanding the City's development standards and potentially available incentives.

5) The City will consider on a case by case basis, the provision of financial assistance for the construction of affordable and special needs housing to the extent that funding sources are available.

6) The City shall provide for density bonuses consistent with State law, including provisions for density bonuses and incentives for projects that contain 100% very low and low income units.

7) 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. Farmworker 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.

8) The City will negotiate alternative development standards, such as such as alternative parking standards, street improvement standards, maximum density, setbacks standards, and lot coverage requirements, through the density bonus program incentives or through the planned development process.

9) When a project is identified and a request for assistance is made, 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 improvements for farmworker projects. If multiple affordable housing projects request funding, the City will prioritize

projects that meet more than one special housing need, such as a farmworker project that provides units for large families or a farmworker project with on-site daycare to support single female-headed households.

10) The City will offer assistance in accessing local, State, and federal funding for farmworker housing by applying for such funding on behalf of the affordable housing developer or providing technical assistance or documentation necessary, such as such as completing a site visit, documenting development standards, documenting fee requirements, documenting other requested information available to the City, and preparing letter of local support, to support an application for funding.

In addition to the targeted outreach, the City will provide the farmworker housing outreach package on the City's website, through published information available at the Community Development Department's counter, and in the general development application packet.

Responsibility: *City Council, Community Development Department*
Timing: *Prepare outreach package – 2022/2023; distribute package to housing developers, make available online, and provide at City Hall – 2023/2024, Follow up with developers at least bi-annually to provide the maps and resources available to encourage affordable housing in high resource areas.*
Funding: *Community Development Block Grant (CDBG); HOME Investment Partnerships Act Program (HOME); Housing and Urban Development (HUD) 202 or 811 programs; Multifamily Housing Program; Department of Agriculture Rural Housing Services; (Ability to fund this program will largely depend on projects being brought forward by affordable housing developers and receiving grant/loan funds from State and Federal funding sources through a competitive process.)*
Objective: *Collaborate with developers of farmworker housing to facilitate the construction of at least 5 extremely low, 10 very low, and 10 low income units for farmworkers, to affirmatively further fair housing through increasing the supply of a variety of housing types, increasing farmworker housing in high resource areas, providing additional housing opportunities to promote housing mobility and choice, and reducing patterns of segregation through encouraging farmworker housing to be located in high resource areas and areas with access to opportunity. Provide information regarding sites and resources for high resources areas to promote development of farmworker housing in those areas. Maintain contact information for affordable and farmworker housing developers for the purposes of soliciting their involvement in development projects in Winters. Participate with farmworker housing developers to review available federal and State financing subsidies and apply as feasible on an annual basis. Assist and support developers of farmworker housing with site identification, supporting applications, conducting pre-application meetings, assisting with design and site requirements, and providing regulatory incentives and concessions.*

II.33 Community Preservation: The City shall identify underresourced areas of the City that would benefit from investment in revitalization and stabilization. These areas shall include, but are not limited to neighborhoods or areas with 50% or more low income housing, areas with a high

concentration of persons with disabilities, female-headed households with children, seniors, and large families, and areas with a more than 10% substandard or dilapidated housing (based on HCD's housing conditions rating form and methodology). Currently, the HCD AFFH Tool does not provide data for persons with disabilities, female-headed households with children, seniors, and large families at the block or block group level, so this data is only available Citywide and will be reviewed bi-annually to update the maps if/when data is available. Areas with substandard and dilapidated housing will be identified by a windshield survey of the City's neighborhoods built prior to 1990.

As part of the City's funding plans, including the Annual Budget and the Capital Improvement Program, the City shall ensure that community preservation investments in underresourced areas are prioritized. Community preservation investments may include park and recreation improvements, including funds to construction play areas on-site at multi-family housing projects, housing and infrastructure rehabilitation, educational facilities and amenities, transit improvements, and landscaping , beautification, and pedestrian/bicycle amenities for greenways, entry points to a neighborhood or area, multi-family housing developments, and sites that offer community-oriented services.

Responsibility:	*Community Development Department, City Manager, and City Council.*
Timing:	*1) Develop map of potentially lower resource areas, including areas with 50% or more low income housing and areas with 15% or more substandard or dilapidated housing by April 2022 and review and update the map bi-annually (2024, 2026, 2028); 2) Ensure that each funding cycle for the City's budget and capital improvement program includes investment in amenities and infrastructure that would contribute to the conservation and revitalization of low resource areas.*
Funding:	*General Fund*
Objective:	*A minimum of two improvement projects per funding cycle (annual budget, CIP) that benefit lower resource areas in order to affirmatively further fair housing through improving, investing in, and revitalizing areas with lower place-based resources and lower opportunity areas thus increasing access to place-based opportunities and resources as well as supporting community revitalization to improve areas with low place-based scores. -*

QUANTIFIED OBJECTIVES

Table 2 summarizes the City's quantified objectives for the period of June 30, 2021, to August 31, 2029. These objectives represent a reasonable expectation of the number of new housing units that will be developed and conserved, and the households that will be assisted over the next eight years based on the policies and programs outlined in the previous section. As shown in Table II-38 of the Background Report, no units are anticipated to be at-risk during the 2021-2029 Planning Period; therefore, Table V-1 does not identify the preservation of a specific number of units as an objective.

The City anticipates that extremely low, very low, and low income housing needs will be accommodated through the very low and low income sites identified in Table V-3 of the Housing Needs Assessment, with the support of the programs in the Housing Plan. The City anticipates meeting its moderate income goals through higher density homeownership and rental projects on a range of sites suited for medium to high density development.

Table 2. Quantified Housing Objectives – Winters

Income Group	New Construction[1]	Rehabilitation[2]	Conservation/Preservation[3]
Extremely Low	10	2	41
Very Low	55	3	86
Low	42	5	46
Moderate	40	2	--
Above Moderate	300	-	--
Total	400	7	173

Notes:
1. Units built from July 1, 2021 through August 31, 2029.
2. This quantitative objective anticipates that the City will receive CDBG or other funding for housing rehabilitation for lower income households.
3. No units are anticipated to be at-risk of converting to market rate during the 2021-2029 Planning Period.

PLANNING COMMISSION
STAFF REPORT

TO: Chairman and Planning Commissioners

DATE: August 24, 2021

FROM: Dan Maguire, Economic Development and Housing Manager

SUBJECT: Draft Housing Element Update

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

1. Receive the staff report regarding the Draft Housing Element Update; and
2. Provide any comments and/or suggestions regarding the Housing Element Update; and
3. Conduct a Public Hearing to receive comments from the public; and
4. Adopt Resolution No. 2021-02 (Attachment 1) Recommending that the City Council adopt the Housing Element Update, with revisions made by staff in response to the Department of Housing and Community Development's comments.

BACKGROUND:

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

The City must review its Housing Element to evaluate the appropriateness of housing goals, objectives, and policies in meeting the state housing goal; the effectiveness of the

Housing Element in meeting the City's housing goals and objectives; the City's progress in implementing the Housing Element; and the effectiveness of the Housing Element goals, policies, and related actions in meeting the community's needs. The City's Housing Element Update was due May 15, 2021, with a 120-day period after the due date for adoption in order to remain on an eight-year cycle (versus a four-year cycle for two subsequent on-time adoptions).

DISCUSSION:

Housing Element Overview

The City has prepared the 2021-2029 Housing Element to comprehensively update its current Housing Element which was adopted in 2013. Since the update of the City's last Housing Element, statutory changes have occurred that must be included in the 2021-2029 6th Cycle Housing Element. These laws are referenced in the appropriate sections throughout the Housing Element, including the Housing Plan and Background Report. The City has prepared the 2021-2029 Housing Element to:

- Provide goals, policies, quantified objectives, and scheduled programs to preserve, improve, and develop housing
- Identify and analyze existing and projected housing needs for all economic segments of the community
- Identify adequate sites that are zoned and available within the 8-year housing cycle to meet the City's fair share of regional housing needs at all income levels
- Affirmatively further fair housing
- Address community input provided during the preparation of the Housing Element and comments provided on the Public Review Draft Housing Element
- Be certified (approved) by HCD as complying with State law
- Be internally consistent with other parts of the General Plan

The proposed Housing Element Update covers the May 15, 2021, through May 14, 2029, planning period and is comprised of the following components:

Part 1: Housing Plan

Part 1 of the 2021-2029 Housing Element is the City's "Housing Plan", which includes the goals, policies, and programs the City will implement to address constraints and needs. This part also includes an overview of the community outreach conducted for the update. As part of the Housing Element Update process, the City hosted numerous opportunities for the community and key stakeholders to provide feedback on existing housing conditions, housing priorities, priority areas for new residential growth, and topics related to fair housing. Public engagement was facilitated in both English and Spanish to further engage the Winters community. Public participation played an important role in the refinement of the City's housing goals and policies and in the development of new housing programs. The public's input also helped to validate and expand upon the contextual information included in Part 2: Background Report.

The City's overarching objective is to ensure that decent, safe housing is available to all current and future residents at a cost that is within the reach of the diverse economic segments that comprise Winters. The Housing Plan includes only modifications to the City's current Housing Element Goals and Policies. The Housing Plan includes a number

of new programs to address the City's housing needs and State housing law including rezoning to ensure adequate sites to accommodate the City's lower income housing needs, future required updates to the Winters Zoning Code, new programs to affirmatively furtherfair housing, and tracking and reporting requirements for housing sites.

Part 2: Background Report

Part 2 of the 2021-2029 Housing Element is the "Background Report" which identifies the nature and extent of Winters' housing needs, including those of special populations (the elderly, disabled, developmentally disabled, large families, female heads of households with children present, agricultural workers, homeless persons and households, and those at-risk of homelessness), potential housing resources (land and funds), potential constraints to housing production, and energy conservation opportunities. In addition to identifying housing needs, the Background Report also presents information regarding the setting in which these needs occur. The Background Report comprehensively updates the background context and conditions identified in the City's current Housing Element. The Background Report analyzes the City's efforts to affirmatively further fair housing, including outreach, enforcement, and capacity, and demographic and socioeconomic conditions related to fair housing issues. The Background Report also addresses the City's capacity to accommodate the Regional Housing Needs Allocation ("RHNA") through its approved development projects and inventory of available sites. as well as special population needs, including the City's share of regional needs as adopted by the Sacramento Council of Governments ("SACOG") is summarized as follows:

Regional Housing Needs Allocation - Winters
2021–2029 Planning Period

Income Group	Income Range[1] (Family of Four)	Affordable Monthly Housing Costs[2]	Winters Regional Share (units)
Extremely Low[3]: 0-30% AMI	< $27,750	$694	63
Very Low: 30-50% AMI	$27,751 - $46,250	$694 - $1,156	62
Low: 50-80% AMI	$46,251 - $74,000	$1,156 - $1,850	75
Moderate: 80-120% AMI	$74,001 - $111,000	$1,850 - $2,775	104
Above Moderate: 120 + AMI	$111,000+	$2,775+	248
Total			**552**

[1] HCD has established these income limits for Yolo County for 2020.
[2] In determining how much families at each of these income levels should pay for housing, HCD considers housing "affordable" if the amount of rent or total ownership cost (principal, interest, taxes, and insurance) paid does not exceed 30% of gross household income.
[3] 50% of the County's very low-income housing needs (95 units) are for extremely low-income households, which are defined as those families earning less than 30% of median income.
Source: SACOG 2020 6th Cycle Housing Element Data Package – Winters; HCD 2020 State Income Levels

The City is required to have sufficient land, appropriately zoned, to accommodate the RHNA as prescribed by SACOG. As discussed in Chapter IV of the Background Report, the City has adequate sites to accommodate its moderate and above moderate income needs but requires additional sites to accommodate its lower income needs, which is addressed in the Housing Plan.

The document includes three appendices:

- Appendix A: Housing Needs and Priorities Survey Results
- Appendix B: Stakeholder Survey Results
- Appendix C: Inventory of Residential Sites

Public Comment

Following the publication of the Public Review Draft Housing Element, the City received oral comments at the Planning Commission session to discuss the document and received written comments from the public, stakeholders, and the State Department of Housing and Community Development. Comments are provided in Attachment 2. In response to these comments, the Public Review Draft Housing Element was updated as described in the Housing Plan. Revisions are shown in underline/strikethrough in Attachment 3. The Revised Draft Housing Element Update includes revisions (see highlighted text) made in July 2021, which were posted on the City's website and submitted to HCD in response to its preliminary comments, and revisions made in August 2021 to address HCD's review letter, which identified areas where the Housing Element must be revised to meet the requirements of State law. Revisions include:

- Refining the inventory of sites in Chapter IV of the Background Report to remove underutilized and mixed-use sites for lower income households; and
- Revising the fair housing analysis in Chapter V of the Background Report to provide additional information regarding the City's capacity for enforcement and outreach, a discussion of local and regional factors related to integration, segregation, areas of poverty, areas of affluence, displacement, and access to opportunity as well as analyze how the City's housing sites affect identified fair housing issues; and
- Revising the Housing Plan to update programs to include measurable objectives and definitive implementation schedules; and
- Revising the Housing Plan to reduce constraints to housing, to address the potential for increasing the variety of housing types in single-family zones, to ensure adequate housing sites, and to affirmatively further fair housing through outreach, access to opportunity/high resource areas, and investment in lower opportunity/resource areas; and
- Revising the Housing Plan to address special housing needs, including accessibility and visitability for disabled persons and housing for farmworkers.

ENVIRONMENTAL REVIEW:

The Housing Element Update is determined to be exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3).

ATTACHMENTS:

1. Resolution 2021-02
2. Comments on the Public Review Draft Housing Element
3. California Environmental Quality Act (CEQA) Notice of Exemption

Revised Draft Housing Element Update is available on the City's website at http://www.cityofwinters.org/housing-element-update/

This is for distribution purposes only.

RESOLUTION NO. 2021-02

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WINTERS RECOMMENDING THE CITY COUNCIL AMEND THE CITY OF WINTERS GENERAL PLAN BY ADOPTING 2021-2029 HOUSING ELEMENT UPDATE

WHEREAS, the City has prepared an update to the Housing Element of the General Plan for the 2021-2029 period ("Housing Element Update"); and

WHEREAS, the draft Housing Element Update was sent to the California Department of Housing and Community Development ("HCD") for review; and

WHEREAS, the amendments suggested by HCD have been incorporated into the Updated Housing Element; and

WHEREAS, the City of Winters solicited public input through a variety of methods to encourage participation from all segments of the community to identify housing needs and priorities in March and April 2021; and

WHEREAS, the City made the Public Review Draft Housing Element available for public review and comment and held a Planning Commission meeting on July 28, 2021, to receive comments on the Public Review Draft Housing Element; and

WHEREAS, the Winters Planning Commission held a duly noticed public hearing on August 24, 2021, to consider public input, review the 2021-2029 Housing Element Update, and consider recommending to the City Council approval to amend the General Plan by adopting the 2021-2029 Housing Element Update; and

WHEREAS, the Planning Commission reviewed and considered the adoption of the 2021-2029 Housing Element Update; and

WHEREAS, the Planning Commission finds that based on their review the 2021-2029 Housing Element Update is consistent with the General Plan, addresses public comment, and addresses the findings made by the HCD and the adoption of the Housing Element Update is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines; and

WHEREAS, proper notice of this public hearing was given in all respects required by law; and

WHEREAS, the Planning Commission has reviewed all written evidence and all oral testimony presented to date.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY WINTERS HEREBY RESOLVES AS FOLLOWS:

1. The above recitals are true and correct and are incorporated herein by reference.

2. The Planning Commission of the City of Winters, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, recommends the City Council amend the City of Winters General Plan by adopting the 2021-2029 Housing Element Update.

PASSED and ADOPTED, by the Planning Commission of the City of Winters at a regular meeting on the 24th day of August 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Greg Contreras, Chairperson

ATTEST:

_____
Ashley Bussart, City Clerk

Gmail

Beth Thompson <bthompson@denovoplanning.com>

RE: [EXTERNAL]Winters' Housing Comments

Daniel Maguire <daniel.maguire@cityofwinters.org> Fri, Jul 2, 2021 at 2:27 PM
To: Jennifer Rindahl <jlrindahl@gmail.com>
Cc: Beth Thompson <bthompson@denovoplanning.com>

Jennifer:
I understand your concerns and agree that much of the new housing on the market is at prices many Winters/Yolo residents can't afford. The problem is being exacerbated by crazy construction materials prices. In many of the new construction subdivisions, there are homes that are priced significantly above what they were selling for in the initial release. Please note there are and will be a number of units on the market that are restricted to moderate income households. 5 of these homes (corner lot duets) are for sale at the Stones Throw sales office (2 are reported to be in contract) and another development will have 6 homes restricted to moderate income households in the near future. Additionally, the City approved the conversion of 7 additional corner lots to "duet lots" in the Stones Throw subdivision to increase that type of housing product. This will allow them to offer more of this building type at a significantly lower sales price (some will be restricted to moderate income households and some will be market rate, but all will be priced much lower). I have attached an income chart for Winters/Yolo County. I realize your comments are intended to provide input on the HE, but I wanted to provide it for context.
Additionally, we are working with a developer and USDA RD to try to set up a 'sweat equity" home project where the participants help build their homes (thus the sweat equity). We don't have an agreement to move forward on the project but we are working on it. If we are successful putting the project together, these homes would be sold to low income households. On the rental side of things, all of our affordably restricted rental units are multi-family complexes (apartments). Move ins are well underway at the new Blue Mountain Terrace Senior Apartments, a much needed facility given the demographic trends for seniors (rapidly growing % of population).
I am hopeful that future plans will include a broader mix of housing types, such as condos, townhouses, and homes that have smaller square footage. Changes in zoning designations are one of the available tools to encourage different types of development.
I will share your recommendations with our Housing Element consultant as her firm is helping the City develop our Housing Element update.
Regards!
Dan

Dan Maguire
Economic Development & Housing Manager
City of Winters
530-794-6718 (direct line)
530-400-1999 (cell)

-----Original Message-----
From: Jennifer Rindahl <jlrindahl@gmail.com>
Sent: Friday, July 2, 2021 12:49 PM
To: Daniel Maguire <daniel.maguire@cityofwinters.org>
Subject: [EXTERNAL]Winters' Housing Comments

As a relatively long-time Winters resident and renter, the giant increase in housing prices coupled with almost no rental availability this year has been extremely depressing.

On s

I strongly encourage the City of Winters to elminate single family zoning and work with Yolo County to copy some of the changes Sacramento and Seattle have recently made to encourage "granny units" by reducing or even elmiinating the prohibitive fees that make their costs extra burdensome and speed up the approval process

The City might want to even consider a quick, pre-approval process for some modular unit designs that might encourage a more rapid adoption. With rents averaging nearly $2000 a month and more, there should be no delay to increasing the housing stock to ensure that Winters doesn't become a bedroom community for the wealthy and white. We must meet the needs of the people pf Yolo County. I really like living on Abbey st that has some mixed use spaces and I think it is a travesty that the city allowed the new developments to avoid similar designs.

Best,

Jennifer Rindahl

2021 AMI.pdf
32K

City of Winters/Yolo County
2021 Income Limits

Household Size (Number of Persons in Household)	1	2	3	4	5	6	7	8
Extremely Low-Income 30% of AMI	$18,650	$21,300	$23,950	$26,600	$28,750	$30,900	$33,000	$35,150
Very Low-Income 50% of AMI	$31,050	$35,450	$39,900	$44,300	$47,850	$51,400	$54,950	$58,500
Low-Income 80% of AMI	$49,650	$56,750	$63,850	$70,900	$76,600	$82,250	$87,950	$93,600
Median Income 100% of AMI	$62,100	$70,900	$79,800	$88,600	$95,700	$102,800	$109,900	$117,000
Moderate-Income 120% of AMI	$74,520	$85,080	$95,760	$106,320	$114,840	$123,360	$131,880	$140,400

Gmail

Beth Thompson <bthompson@denovoplanning.com>

FW: [EXTERNAL]Housing Element Comment

Daniel Maguire <daniel.maguire@cityofwinters.org> Thu, Jul 1, 2021 at 11:07 AM
To: Beth Thompson <bthompson@denovoplanning.com>
Cc: Kathleen Trepa <kathleen.trepa@cityofwinters.org>, Dave Dowswell <dave.dowswell@cityofwinters.org>

Beth:

Sharing another public comment.

Dan

Dan Maguire

Economic Development & Housing Manager

City of Winters

530-794-6718 (direct line)

530-400-1999 (cell)

From: Richard Casavecchia <richard.casavecchia@gmail.com>
Sent: Thursday, July 1, 2021 9:52 AM
To: Daniel Maguire <daniel.maguire@cityofwinters.org>
Subject: [EXTERNAL]Housing Element Comment

Hi Dan,

I know we talked briefly at Rotary last week but I wanted to submit a public comment on the Draft Housing Element too. If this needs to go to the city clerk, please let me know. My comment is below.

Even if the results aren't updated in the Draft Housing Element, I think the city should take advantage of the public survey that is already set up and run it again, keeping it open until sufficient responses are gathered to achieve statistical significance with an acceptable margin of error. A 95% confidence level with 5% margin of error is probably good enough. Using the sample size calculator on Survey Monkey (which is where the survey was hosted if I recall correctly) we would need 366 responses for a population of 7500.

Collecting this information would give a really good view of what the city at large wants regarding the placement of infill developments. It could head off any conflict down the road by individuals or groups who disagree with the direction. Being able to point to a survey that represents the views of the whole town with a degree of certainty can be a powerful argument. The survey results would then become information with some practical use to inform decision making and shape any associated discussion rather than just filling in the gaps as the consultant said.

If the city worked with the Senior Commission, Hispanic Advisory Committee, and Keep Winters Winters to leverage the contact lists of each group, getting enough responses should be an easier task.

Thank you,

Richard Casavecchia

richard.casavecchia@gmail.com

(916)337-1260

Gmail

Beth Thompson <bthompson@denovoplanning.com>

FW: [EXTERNAL]Comments on Housing Element public review draft

Daniel Maguire <daniel.maguire@cityofwinters.org> Tue, Jun 22, 2021 at 10:09 AM
To: Beth Thompson <bthompson@denovoplanning.com>
Cc: Kathleen Trepa <kathleen.trepa@cityofwinters.org>, Dave Dowswell <dave.dowswell@cityofwinters.org>

Beth:
To date I have received two (2) emails with comments on the HE. This is the first of those two emails as I wanted you to have copies for the HE permanent files. I will forward the second one right after I sent you this one and will call you later this morning to discuss tonight's Planning Commission HE workshop. We can discuss these emails at your convenience. I do think the Climate Action Plan (#1) needs to have its own process and it seems to me premature to embed Climate Action Plan goals in advance of that process and the goals/actions that come from that. Maybe a more general reference to the Climate Action Plan would be appropriate Regards!
Dan

Dan Maguire
Economic Development & Housing Manager
City of Winters
530-794-6718 (direct line)
530-400-1999 (cell)

-----Original Message-----
From: Ken Britten Gmail <khbritten@ucdavis.edu>
Sent: Friday, June 18, 2021 2:18 PM
To: Daniel Maguire <daniel.maguire@cityofwinters.org>
Subject: [EXTERNAL]Comments on Housing Element public review draft

Hi, Dan -

First a quick self-introduction since we haven't yet met. I was Vice-Chair of the Climate Action Plan Development Board, and currently serve on the board of the Putah Creek Council. I am a retired professor of neuroscience at UC Davis, and live west of town on Positas Rd.

I have read much of the Housing Element, and commend its thoroughness and attention to detail. However, I think there are a number of ways that it seems insufficiently ambitious in the methods to achieve its stated goals for housing. Let me divide my comments into more general ones and more specific ones.

General comments:

1) Climate change is barely mentioned. While the Climate Action Plan is not yet available, the problem is urgent and should be addressed within the context of housing planning. There's no need to wait for a formal plan. And, as an author of the plan, I will say that it is more of a menu of options than a unitary plan. The housing element is a good place to make specific goals. There's good news here; the goals of climate change mitigation and housing affordability are largely concordant. Increased density and "walkability" are some of the best moves a city can make for reduced emissions, and these are in the plan. However, in my view the quantitative goals are not nearly bold enough to make a dent. I strongly encourage the City to greatly increase its requirements for high-density housing well beyond what is currently specified.

2) The document adopts a very specific set of goals and proposals, but these appear quite piecemeal, and the individual parts could be knit together better. One specific area that stands out in this regard is transportation, which is considered rather separately from housing. In fact, these are necessarily intertwined. To achieve the stated goals in a way that maintains Winters' small-town character as it grows, transportation must be carefully thought out in concert with housing. More on this below.

Specific comments:

3) The element appears to only consider very modest zoning modifications, such as allowing duplexes on corner lots. To keep Winters diverse and affordable, I think bolder moves should be considered. Many municipalities around the state and the country are doing away with R-1 zoning, and California is considering this at the state level. But the City should definitely reduce the amount of R-1 zoning, especially close to downtown.

4) The plan seems only to consider "carrot" approaches to developers to encourage submission of projects that meet housing goals. I am no expert, but it seems that stronger incentives must exist. For example, I believe that Davis mandates that proposed developments include certain features like bike paths and greenbelts. Couldn't Winters adopt such a strategy in service of Housing Element goals?

5) While the document makes commendable mention of making new development bike- and pedestrian-friendly, the

specifics are wanting, and do not seem adequate to me. Multiple goals would be served by making the downtown more pedestrian-focused and the entire City more friendly to bikes. (At present, it is frankly dangerous to cyclists.) In the “Roadway Improvements” section, p. 91, several mentions were made of requiring wider shoulders for “bike lanes and/or parking”. While this is a good start, it is by no means enough. Riding next to parked cars is dangerous because drivers tend to open their doors without warning. A better solution would be to provide dedicated bike lanes on chosen streets accessing downtown and the east side business district.

6) Parking is largely addressed as a constraint on development, but it seems a stronger approach would be to modify parking requirements, reducing the number of required parking spots. This would serve several useful goals. It would allow higher-density housing and provide savings for developers, which they could pass on to buyers. It might also help to encourage people to use their cars less and use other transportation options more, helping the sustainability of the City.

I hope the City finds these comments helpful, and I am happy to follow up in any way that would help as the Element gets finalized. And thanks for all your work on this important document!

Best,
Ken Britten
530-304-3278

LEGAL SERVICES of NORTHERN CALIFORNIA

July 19, 2021

Daniel Maguire-Housing Manager
City of Winters
318 First Street
Winters, CA 95694

Via email: Daniel.maguire@cityofwinters.org

Re: Housing Element Update 2021-2029

Dear Dan,

We are writing to provide comments on the Draft Housing Element released for public comment on June 7, 2021 and submitted to the California Department of Housing and Community Development (HCD) on May 27, 2021.

As you know, Legal Services of Northern California ("LSNC") is a nonprofit civil legal aid organization providing legal assistance to low income individuals and families throughout Yolo County. LSNC's mission is to provide quality legal services to empower the poor to identify and defeat the causes and effects of poverty within our community. LSNC has represented tenants in Yolo County since 1967. Last year, we handled more than 900 housing cases, including 19 cases for City of Winters households. Through our work, we gain insight into the struggles of low-income residents in Winters.

We have prepared these comments in partnership with and on behalf of the Sacramento Housing Alliance, a nonprofit coalition that works to ensure that all people in the greater Sacramento region have safe, decent, accessible and affordable housing in healthy neighborhoods supported by equitable public policies and practices.

The draft element adequately addresses many of the statutory requirements. Our comments cover areas where additional changes are needed to comply with the law and provide the most effective strategies to address the critical housing needs facing Winters residents with low incomes. We, along with SHA, are happy to discuss our comments and provide additional input as the City incorporates our suggestions and finalizes the draft.

I. Public Participation

We appreciate that the City expanded its initial planned public participation efforts to include stakeholders and the public in surveys about the housing needs of residents of Winters. We understand that the City faced significant barriers in fostering public participation from the community due to the COVID-19 pandemic. We are concerned that the City did not achieve public participation from all economic segments of the community in the development of the Housing Element. Although 140 people participated in the online survey, 83% of respondents live in a

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A Legal Services Corporation Program LSC

single family detached home, suggesting they are likely not low income. (See Element, pgs. 8, 33-34, stating market rents in Winters exceed the level of affordability for lower-income households and median home sales prices in Winters are not affordable to lower income households nor moderate-income households.) The fact that all meetings, workshops, and public notices happened on a website or web platform means that populations without reliable internet or computer access could not participate, especially during a time that libraries were not open. It is likely that segments of the population including those with disabilities, some seniors, and residents experiencing homelessness could not participate due to the entirely digital nature of the process.

Further, the City did not make the draft Housing Element available for public review until eleven days after it was submitted to HCD. The late release for public comment undercut the public's opportunity to participate meaningfully in the development of the Housing Element. (Cal. Gov't Code 65583(c)(7).) The City should describe how it will consider and incorporate comments from the public based on review of the draft Element.

II. Housing Programs

a. The City Should Include Measurable Objectives and Set Forth Specific Actions in its Programs.

The element includes 29 programs to implement policies II.A. through II. G. The element has quantified objectives for some of the programs, including programs II.3, II.7, II.9, II.12, II.13, II.19, and II.20. However, the element does not quantify objectives for the remainder of the programs, and many of the programs do not contain a description of the City's specific role in implementation. All programs should include specific timeframes, commitments, and objectives (quantitive and/or qualitative) such that the programs demonstrate the capacity to have a beneficial impact during the planning period of the element. Some of the programs with ongoing timelines actually include specific steps that should have a deadline, including programs II.3 (rezone of lower income sites from previous housing elements), II.11 (ADU incentives program), II.14 (housing rehabilitation program), II.15 (mixed use development incentive program), II.19 (homeless support program), II.21 (conservation of existing and future affordable units program), II.27 (housing diversification program), and II.29 (affirmatively further fair housing outreach and coordination program).

The element should also list quantified objectives for any housing need addressed in the assessment section and propose measureable outcomes. For example, the City identified a demand for affordable housing units with four bedrooms or more to accommodate large families. (Element, p. 17.) The City points to Program II.13, Facilitate Affordable and Special Needs Housing Construction Program (mistakenly noted as Program II.14), to address the need, but that program does not contain specific actions, commitments, or objectives related to large affordable rental units. (Element, p. 17.)

b. Preservation of Existing Affordable Housing Units

The element states that there are no units at risk of converting to market rate during the planning period, 2021-2029. However, the National Housing Preservation Database lists Winters Apartments-Winters Village II at 110 E. Baker Street as having a publicly supported subsidy that expires as early as October 14, 2028. Winters should include an effective program to ensure the

City knows the dates of expiring subsidies, and include action steps to preserve the units. Examples include reaching out to nonprofit developers and applying for funding in conjunction with nonprofit developers by a specific date.

III. Adequate Sites & Affirmatively Furthering Fair Housing

A. Sites Inventory

1. The City Should Remove Inappropriately Sized Parcels from the Sites Inventory.

The Housing Element must identify and zone enough appropriate sites for the City to accommodate its need for housing over the planning period. (Gov't Code § 65583.) The City of Winters' share of the Regional Housing Needs Allocation ("RHNA") is 400 units, including 200 low and very low-income units. The City must identify sites by parcel number and indicate the number of units that can be realistically accommodated on the site. (Gov't Code § 65583.2, subd. (c).) In order for a jurisdiction to count a site that is less than one half acre or more than 10 acres toward its lower-income RHNA, the housing element must include an analysis that demonstrates among other things "that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units" or provide other evidence that the site can be developed as lower-income housing. (Gov't Code, § 65583.2, subd. (c)(2).)

Also, through our work with the Sacramento Housing Alliance, a local organization that works with developers and jurisdictions to promote the development of affordable housing, we know that lots under two acres are exceedingly difficult to develop, and are not attractive to potential developers. Out of the 10 sites identified for lower-income housing in Table IV-3, "Inventory of Lower Income Sites," 3 sites are under 1 acre, and 2 sites are below 2 acres (Element, pgs. 86-89, sites E, H, & I, and Sites A, C & D.). Because the City has a height restriction constraint on developing multi-family housing of 30 to 40 feet maximum, which is a significant barrier to production of affordable units on smaller lots due to required setbacks, these sites are infeasible for development of affordable housing and are unlikely to be developed within the planning period. (Element, p. 47.)

2. The City Should Eliminate Sites that Are Not Developable.

Four of the ten sites in the inventory of lower income sites are listed as underdeveloped. The element does not analyze the extent to which the existing uses may impede additional residential development. Further, all of the sites, except the approved Creekside Estates subdivision project that will provide 3 lower income units through the inclusionary housing program, were included in the last Housing Element cycle. In order to include these nonvacant sites, the City must identify recent development trends in the area and for similar sites, analyze market demand for the existing use and market conditions affecting development potential, analyze any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for residential development, discuss the City's past experience with converting existing uses to higher density

residential development, and identify existing or proposed incentives. (Cal. Gov't Code Sec. 65583.2(g).)

Further, the housing element relies upon nonvacant sites to accommodate more than 50% of the City's RHNA for lower income households (113 out of 200). The element must demonstrate that the existing uses are not impediments to additional residential development in the planning period by providing substantial evidence that the existing uses are likely to be discontinued during the planning period. (Cal. Gov't Code Sec. 65583.2(g).)

The element is also missing a description of infrastructure on the sites for lower income housing. Although the sites inventory describes existing or planned water and sewer infrastructure, it does not demonstrate sufficient existing or planned dry utilities supply capacity on the sites for lower income housing. (Cal. Gov't Code Sec. 65583.2(b).) Further, most of the sites in the inventory are in the 100 year floodplain. The element refers to the City's Storm Drain Master Plans to address bringing the area out of the 100-year floodplain, but the element does not identify a timeline for this to occur. The element should adequately address these constraints and remove any barriers to the development of lower income housing on these sites, or remove the sites from the inventory.

3. The City has not demonstrated that it will produce the number of projected ADUs to meet its low and very low income housing targets.

In order to address a portion of the adequate sites requirement by counting ADUs, housing element law requires an estimate of the potential number of second units to be developed in the planning period based on an analysis that considers: (1) the number of second units developed in the prior planning period, (2) community need for these housing units, (3) the resources and/or incentives available that will encourage the development of second-units, and (4) other relevant factors as determined by HCD. (Government Code §65883.1) The housing element must also include an analysis of anticipated affordability of ADUs. (Government Code §65883.1)

The City relies on 18 ADUs to meet its obligation to plan for low and very low income housing. In the last cycle, the City produced 4 ADUs over 8 years, so the projected numbers are more than four times higher than the production of ADUs in the last cycle. (Element, p. 112.) The City states that the assumption was based on ADU production form 2018-2020, but given that the total number of ADUs produced from 2013-2021 is 4, that assumption cannot be accurate. (Element, pgs. 89, 112.) The element should be revised to include a realistic estimate of the potential for ADUs.

We also have concerns about the methodology used by the Sacramento Area Council of Governments and relied on by the City to support that 69% of all ADUs in the City will be affordable to lower income households. The SACOG survey included only five units in Yolo County, with rents from $975 to $1550, and none were located in Winters. As noted in the element, the market rents in Winters exceed the level of affordability for lower-income households. (Element, p. 33.) Without further analysis, the City should not be permitted to count ADUs to accommodate its lower income RHNA.

The City should also create a monitoring program for ADUs to ensure they are affordable to and occupied by lower income households at the rate projected, and to take additional actions if they are not meeting projected targets.

B. Affirmatively Furthering Fair Housing

Each jurisdiction must take steps to "Affirmatively Further Fair Housing" (AFFH) in its housing element. The purpose of this requirement is to undo patterns of segregation and create opportunity for communities of color and other protected classes. The draft element includes a robust analysis of homeownership disparities, segregation patterns, and disparities in access to opportunities in the County. The element also identifies "high resource," "highest resource," and "moderate resource (rapidly changing)" census tracts in Winters. Although there is one census tract identified as "moderate resource (rapidly changing)," the City does not include any goals or actions to address the access to opportunity for that census tract.

The City also addresses disproportionate housing needs and concludes that Winters does not have racially concentrated census tracts, the majority of residents have average-levels of access to opportunity, opportunity maps indicate most areas are high opportunity census tracts, and the City has demonstrated the ability to meet the need of anticipated future affordable housing needs. (Element, pgs. 113-114.) Most of the sites for affordable housing, however, are clustered in a half-mile to one mile radius on Railroad Avenue or in the downtown, which may be neighborhoods identified as moderately resourced, as it is difficult to identify the census tracts on the TCAC/HCD Opportunity Area Map at Figure V-4. (Element, p. 109.) There is no analysis of socioeconomic patterns relative to sites. The element should be revised to address how the sites improve segregation based on socioeconomic status.

IV. Housing Needs and Constraints

A. Housing Needs

1. Housing stock conditions

The element does not include any recent data on the condition of the City's housing stock. The City last conducted a "windshield survey" of the oldest housing stock in 2008. (Element, p. 29.) The element notes that 73.4% of the housing units in Winters were built before 1990, and 37.3% were built before 1970. The element should include more current data and analysis on rehabilitation and replacement needs within the City.

2. Farmworkers

The element provides an analysis of the need for farmworker housing based on County-wide data, noting that a large portion of farm workers live in Winters and Woodland. (Element, p. 18.) The Element should quantify and analyze the housing needs of farmworkers in Winters using local data available through the Farm Bureau or through interviews with the larger agricultural employers in Winters and just outside the City limits, including Mariani Nut Company,

Rominger Brothers Farms, Inc. and local wineries like Berryessa Gap and Turkovich Family Wines.

The element should also contain programs to meet the needs of farmworkers in Winters, as the element notes that there is a lack of affordable housing for farmworkers that are low-income in Yolo County, resulting in long waiting lists for low-income housing. Further, migrant housing units generally do not accept single adults.

B. Constraints

1. Availability of Financing

As described in HCD's Building Blocks, the housing element should consider whether housing financing, including *private financing* and government assistance programs are generally available in the community. The element generally describes low interest rates for borrowing and generally describes government programs available to fund the development and rehabilitation of affordable housing. However, it does not address whether financing is available for underserved populations, if there are any mortgage deficit areas or underserved groups, and the degree to which private capital financing is available in addition to the government funding programs. Affordable housing development requires both public and private sector financing. A more thorough analysis is needed to both ensure Winters can Affirmatively Further Fair Housing and identify strategies and policies that could address the lack of financing, predatory lending patterns, or historic racial inequities in lending.

2. Land Use Controls

Densities: The element describes that most residential developments come in at the low end of the density range and includes program II.8 to incentivize or require development at the high end of the range in the R-3 and R-4 zones. The program should include a specific date for when these standards/requirements will be developed and implemented. In addition, the program should commit to establishing objective standards regarding program language that indicates densities will be maintained at 75% of maximum "unless there are specific site constraints that make such density infeasible or undesirable." Clarity around how the City defines "undesirable" is important and should provide objective standards or remove the subjective standard.

Parking: The element should analyze the cost and impact on the requirement that all multifamily units require at least one enclosed parking space. Enclosed garages and parking spaces significantly add to the cost of building apartments. The element should also provide more documentation about the impact of allowing payment of a parking in-lieu fee as a mitigation for parking requirements in C-2 zones. The element should describe the fee and analyze whether it provides meaningful relief to the parking requirements. The element should also describe whether Winters provides any parking reductions (outside of mandated density bonus standards) for affordable, senior or housing located close to transit.

Permitted Uses: The element indicates a CUP is required for developing multifamily housing in the C-2 Zone. Given the need to promote more multifamily development, the element

should analyze the impact of the CUP requirement on the cost and feasibility of developing multifamily housing in this zone.

The element allows emergency shelters in conjunction with religious facilities and in multifamily residential zones. Given the limited number of sites for multifamily housing, the element should evaluate the impact of this limitation. The element also requires a program to comply with new parking standards for emergency shelters pursuant to AB 139.

Permit and processing procedures: The element should include a more thorough analysis of the impact of the design review process which the element acknowledges includes subjective standards.

Growth Management: The element omits any discussion of the City's Measure A, which established an Urban Growth Boundary (UGB) to limit development within the boundary through 2040. Measure A requires an extensive planning process and a vote of the people prior to residential development within the UGB. Measure A states that it does not impact the City's ability to meet current State housing goals at all affordability levels, and that it encourages the City to continue to meet the housing needs of all economic segments of the population, including lower and moderate income households, by directing housing development into areas where services and infrastructure can be provided more cost-effectively. The UGB includes two R-4 sites and two R-3 sites that could accommodate the City's lower income RHNA. The City should describe the impact of Measure A on the City's ability to accommodate the regional housing needs allocation and analyze Measure A's constraints on housing development. Among other constraints, the element should address the cost of putting on an election.

Conclusion

We appreciate the hard work the City, its staff, and its project contractors have put into the Housing Element update process. We hope to work with the City to ensure the Housing Element meets the legal requirements and furthers the City's goals. If you have any follow up questions or wish to discuss this matter, I can be reached at the contact information below.

Very truly yours,

Alysa Meyer

Alysa Meyer
Managing Attorney
ameyer@lsnc.net

cc: lisa.baker@cityofwinters.org
Housing and Community Development (HCD)

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
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July 26, 2021

Kathleen Salguero Trepa, City Manager
City of Winters
318 1st Street,
Winters, CA 95694

Dear Kathleen Salguero Trepa:

RE: Review of the City of Winters' 6th Cycle (2021-2029) Draft Housing Element

Thank you for submitting the City of Winters' (City) draft housing element received for review on May 27, 2021, along with revisions on July 13, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by several conversations with the City's consultant Beth Thompson of De Nova Planning Group. In addition, HCD considered comments from Legal Services of Northern California pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

As a reminder, the City's 6th cycle housing element was due May 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described, adopt, and submit to HCD to regain housing element compliance.

To remain on an eight-year planning cycle, the City must adopt its housing element within 120 calendar days from the statutory due date of May 15, 2021 for Sacramento Area Council of Governments (SACOG) localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit HCD's website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. For information, please see the Technical Advisories issued by theGovernor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Irvin Saldana, of our staff, at Irvin.Saldana@hcd.ca.gov.

Sincerely,

Shannan West
Land Use & Planning Unit Chief

Enclosure

APPENDIX
CITY OF WINTERS

The following changes would bring Winters' housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at www.hcd.ca.gov/hpd. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks),* available at http://www.hcd.ca.gov/community-development/building-blocks/index.shtml and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revise

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element.(Gov. Code, § 65588 (a) and (b).)

The element reviews the 5th cycle programs but must also provide a specific review for programs regarding the effectiveness of the 5th cycle programs for meeting the community's special housing needs. An analysis must be provided for the cumulative impact of the previous housing element's programs to address the housing needs of special needs populations.

B. Housing needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing (AFFH) in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

   The element includes a variety of information and analysis related to AFFH; however, additional information is necessary to address this requirement, as follows:

   Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) and Racially Concentrated Areas of Affluence (R/CAA): According to the U.S Department of Housing and Urban Development, Winters does not have any block groups that qualify as a R/ECAP. However, the element should also address concentrated areas of affluence.

   Integration and Segregation: While the element includes local data on race, disability, familial status, and income, the element must also address local trends and patterns related to the region for persons with disability, familial status, and income.

Access to Opportunity: The element provides a complete analysis on education, transportation, and environmental factors on a both a local and regional level; however, the element should provide further analysis on employment. The element mentions that access to employment is a pressing place-based issue in the City (page 128). The element should further analyze job opportunity, availably and future growth, on both a local and regional level. Once complete, the analysis should guide meaningful actions that address the disparities found through the analysis.

Other Relevant Factors: Given the socioeconomic patterns identified by the fair housing assessment, the element must address the dynamics behind past actions to better inform future actions. For example, the element can discuss barriers in zoning and land use rules, information about redlining, patterns of investment such as infrastructure and amenities, restrictive covenants, and other discriminatory practices as applicable.

2. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be usedto identify sites that can be developed for housing within the planning period (Section65583.2).*

   Realistic Capacity: The element assumes a realistic development capacity of 90 percent of the allowable maximum density based on a recent project. However, the calculation should include additional examples to support this assumption or may utilize the City's Increased Density Program (Program II-8).

   In addition, the element appears to rely on sites with zoning intended for nonresidential uses, for example Site (H). Site (H) is currently zoned D-B or Downtown-B, this zone allows multifamily housing on second floors and in addition to ground floor commercial. The element does not address the likelihood of residential development in zoning intended for nonresidential uses. For instance, the element anticipates development capacity at 80-88% in nonresidential zones; however, there is no consideration for the potential of 100% nonresidential development occurring in these zones. The element must include analysis based on factors such as development trends including nonresidential, performance standards requiring residential uses or other relevant factors such as enhanced policies and programs.

   Nonvacant Sites: While the element sufficiently demonstrates the potential for additional development on sites to accommodate housing for lower income households, it must include additional analysis on nonvacant sites to accommodate housing for moderate and above moderate-income households. For example, several sites with existing single family uses intended for above moderate-income households do not appear to net significant additional development.

Electronic Sites Inventory: For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

3. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types ofhousing identified in paragraph (1) of subdivision (c), and for persons with disabilitiesas identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. (Gov. Code, § 65583, subd. (a)(5).)*

   Land Use Controls: The element must identify and analyze all relevant land use controls impacts as potential constraints. As noted by Legal Services of Northern California on their July 19, 2021 letter, the element did not discuss Measure A. HCD understands this initiative was voted on and approved on November 3, 2020. The element must analyze the approved measure for any impacts on the cost, timing, and supply of housing, including the City's ability to meet the Regional Housing Needs Allocation (RHNA) and any other associated constraints.

C. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period,each with a timeline for implementation, which may recognize that certain programsare ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing elementthrough the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal andstate financing and subsidy programs when available. The program shall include anidentification of the agencies and officials responsible for the implementation of the various actions (Section 65583(c)).*

   To have a beneficial impact in the planning period and address the goals of the housing element, programs must include discrete timing (e.g., annually or bi-annually). Examples of programs that should be revised include II.6 (Displacement), II.9 (Monitor Changes), II.18 (Yolo County Housing Coordination), II.24 (Universal Design Program) and II.28 (Reasonable Accommodation).

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities toaccommodate that portion of the city's or county's share of the regional housing needfor each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory- built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (*Gov. Code, § *65583, subd. (c)(1).)*

   As noted in Finding B2, the element does not include a complete sites inventory or analysis; as a result, the adequacy of sites and zoning has not been established. Based on the results of a complete sites inventory and analysis, programs may need to be added, or revised, to address a shortfall of sites and zoning for a variety of housing types.

3. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

   Given the significant need for farmworkers in the area, the element must include specific actions to assist in the development of housing for farmworkers. For example, the element could commit to proactive actions to coordinate with non-profit developers, employers and other related organizations, to explore funding and incentives and to identify specific development opportunities.

4. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development ofhousing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

   As noted in Finding B3, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints. In addition, as noted on page 49, the element should include specific actions to address multifamily heights as a constraint.

5. *Promote AFFH opportunities and promote housing throughout the community or communities for all persons regardless of race, religion,sex, marital status, ancestry, national origin, color, familial status, or disability, and other*

characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)

As noted in Finding B2, the element must include a complete assessment of fair housing. Based on the outcomes of that analysis, the element must add or modify programs. Goals and actions must specifically respond to the analysis and identify and prioritize contributing factors to fair housingissues. Actions must have metrics and milestones as appropriate and address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection. Please see HCD's AFFH memo for more information: https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf#page=23.

D. Quantified Objectives

Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)

While the element includes quantified objectives for new construction and rehabilitation, it should include conservation objectives regardless of whether units are at-risk of preservation of converting to market rate uses. The element could include other activities that conserve the existing housing stock such as maintaining housing choice vouchers, monitoring affordability agreements in inclusionary units and weatherization efforts.

E. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)

HCD understands the City did not make the element available to the public prior to submittal to HCD. By not providing an opportunity for the public to review and comment on a draft of the element in advance of submission to HCD, the City has not yet complied with statutory mandates to make a diligent effort to encourage the public participation in the development of the element and it reduces HCD's ability to consider public comments in its review. The availability of the document to the public and opportunity for public comment prior to submittal to HCD is essential to the public process and HCD's review. The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including revising the document where appropriate. In addition, and as noted in several findings, HCD considered comments from Legal Services of Northern California as part of this review. These comments

will be provided to the City under a separate cover and should be considered as part of the revised element and adoption. HCD's future review will consider the extent to which revisions were circulated and how the City solicited, considered, and addressed public comments in the element. The City's consideration of public comments must not be limited by HCD's findings in this review letter.

NOTICE OF EXEMPTION

To: ☐ Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

☒ Yolo County Clerk-Recorder
625 Court Street #B01
Woodland, CA 95695

From: City of Winters
Community Development Department
318 1st Street
Winters, CA 95694

Project Title: 2021-2029 Housing Element

Project Location: Winters – citywide.

Project Nature, Purpose, and Beneficiaries: The Project is an update to the Housing Element of the City of Winters General Plan that was previously adopted by the City in October 2013. State Housing Law (Government Code Section 65580 [et. seq.]) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community, including accommodating its assigned Regional Housing Needs Allocation (RHNA) as determined by the Sacramento Area Council of Governments and approved by the State Department of Housing and Community Development. The purpose of the Project is to comply with the State-mandated requirements for the Housing Element of the General Plan.

Upon its adoption, the 6th Cycle Housing Element will become part of the Winters General Plan. The Housing Element of the General Plan establishes goals, objectives, policies, and programs to: encourage residential development in the unincorporated County to be affordable to a range of household incomes, consistent with the unincorporated County's share of regional housing needs; encourage residential development to accommodate special needs groups; support the maintenance and improvement of existing housing stock; mitigate governmental constraints to the development of housing as required by state law; identify available financial and organizational resources for housing; identify adequate sites to accommodate the County's housing needs; encourage energy-efficiency in residential developments, and affirmatively further fair housing to prevent discrimination in housing.

Lead Agency: City of Winters

Lead Agency Contact: Dave Dowswell, Senior Planner

Applicant: N/A (County is carrying out project)

Exemption Status:

☐ Ministerial [Section 21080(b)(1); 15268];

☐ Declared Emergency [Section 21080(b)(3); 15269(a)];

☐ Emergency Project [Section 21080(b)(4); 15269(b)(c)];

☒ General Rule [Section 15061(b)(3)];

☐ Categorical Exemption. [state type and section number]

☐ Statutory Exemption [state code number]

☐ Other

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

The 2021-2029 Housing Element would not result in any direct or indirect physical changes to the environment. The Housing Element update is strictly a policy document and does not provide entitlements to any specific land use projects. The Housing Element Update does not make any changes to the General Plan land use map and would not modify any land use designations, allowed densities, or land use intensities established by the General Plan. As described in the 2021-2029 Housing Element Background Report, the County's sites designated by the General Plan to accommodate residential development have adequate capacity to accommodate the County's RHNA. The 2021-2029 Housing Element Housing Plan document contains goals, policies, and programs aimed at addressing Winter's housing development, preservation, and rehabilitation needs, including accommodating the County's RHNA of 552 housing units by 2029, encouraging housing to serve lower income and special needs households, increase access to affordable and special needs housing, and affirmatively furthering fair housing. The proposed project does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development, but rather includes goals and policies to facilitate the development, preservation, and rehabilitation of housing consistent with existing and proposed uses identified in the General Plan and as mandated to be allowed under State law. The Housing Element includes a program to rezone adequate sites to accommodate the City's RHNA; the City is required by State law to accommodate the RHNA on suitable sites with realistic capacity to accommodate the units during the 6th Cycle. While the Housing Element identifies multiple sites that could accommodate the RHNA, these sites will be further analyzed to identify which site or sites will best meet the City's housing needs. The selected site or sites will be reviewed pursuant to CEQA prior to rezoning. All future rezoning, changes in land use designation, and housing development projects will be reviewed pursuant to the California Environmental Quality Act. The goals, policies, and programs established by the 2021-2029 Housing Element would not change the rate or location of development and would not propose or approve any development projects. The Housing Element also includes goals, policies, and programs to reduce constraints to housing. These goals, policies, and program generally address land use designations that currently allow urban levels of development and would remove constraints to housing and implement housing types currently allowed and required to be permitted under State law. These revisions would not result in any changes to the intensities or densities of allowed uses beyond those allowed by the General Plan and those standards currently required by State law.

The proposed 6th Cycle Housing Element was reviewed and it was determined that it would not have the potential to result in a significant adverse effect associated with any environmental issue area, including aesthetics, agricultural/forestry resources, air quality, biological resources, cultural resources, energy, geology/soils, greenhouse gases emissions, hazards and hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation, tribal cultural resources, utilities/service systems, wildfire, cumulative impacts, or substantial adverse effects to human beings. Therefore, the Housing Element Update is exempt from the provisions of the California Environmental Quality Act (CEQA) as set forth in Section 15061(b)(3) of the State CEQA Guidelines.

City of Winters

By _____

Dave Dowswell, Senior Planner
City of Winters Community Development Department
(530) 794-6714

Date: August 24, 2021

CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Council Members

DATE: September 7, 2021

THROUGH: Kathleen Salguero Trepa, City Manager

FROM: Dan Maguire, Economic Development and Housing Manager

SUBJECT: Adopt Resolution No. 2021-51 Adopting the 2021- 2029 Housing Element Update

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RECOMMENDATIONS:
Staff recommends the City Council take the following actions:

1) receive the staff report on the 2021- 2029 Housing Element update; and
2) conduct the Public Hearing; and
3) approve the Notice of Exemption (CEQA); and
4) adopt Resolution 2021-51 adopting the 2021-2029 Housing Element Update.

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

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

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

The Housing Element of the General Plan is a comprehensive statement by the City of Winters of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The policies contained in the

Housing Element are an expression of the statewide goal of "attaining decent housing and a suitable living environment of every California family" as well as a reflection of the unique concerns of the community. The purpose of the Housing Element is to establish specific goals, policies, and objectives relative to the provision of housing and to adopt an action plan to this end. In addition, the Housing Element identifies and analyzes housing needs, and resources and constraints to meeting those needs. In accordance with State law, the Housing Element is to be consistent and compatible with other General Plan elements.

The City must review its Housing Element to evaluate the appropriateness of housing goals, objectives, and policies in meeting the state housing goal; the effectiveness of the Housing Element in meeting the City's housing goals and objectives; the City's progress in implementing the Housing Element; and the effectiveness of the Housing Element goals, policies, and related actions in meeting the community's needs. The City's Housing Element Update was due May 15, with a 120-day period after the due date for adoption in order to remain on an eight-year cycle (If the City does not adopt the Housing Element within this window, the City must revert to a four-year cycle for two subsequent on-time adoptions).

As part of the Housing Element Update, City staff prepared an implementation program which sets forth an eight-year schedule of actions that the City is 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.

DISCUSSION:

Housing Element Overview

The City has prepared the 2021-2029 Housing Element to comprehensively update its current Housing Element which was adopted in 2013. Since the update of the City's last Housing Element, statutory changes have occurred that must be included in the 2021-2029 6th Cycle Housing Element. These laws are referenced in the appropriate sections throughout the Housing Element, including the Housing Plan and Background Report. The City has prepared the 2021-2029 Housing Element to:

- Provide goals, policies, quantified objectives and scheduled programs to preserve, improve, and develop housing
- Identify and analyze existing and projected housing needs for all economic segments of the community
- Identify adequate sites that are zoned and available within the 8-year housing cycle to meet the City's fair share of regional housing needs at all income levels
- Affirmatively further fair housing
- Address community input provided during the preparation of the Housing Element and comments provided on the Public Review Draft Housing Element
- Be certified (approved) by HCD as complying with State law
- Be internally consistent with other parts of the General Plan

The proposed Housing Element Update covers the May 15, 2021 through May 15, 2029 planning period and is comprised of the following components:

Part 1: Housing Plan

Part 1 of the 2021-2029 Housing Element is the City's "Housing Plan", which includes the goals, policies, and programs the City will implement to address constraints and needs. This part also includes an overview of the community outreach conducted for the update. As part of the Housing Element Update process, the City hosted numerous opportunities for the community and key stakeholders to provide feedback on existing housing conditions, housing priorities, priority areas for new residential growth, and topics related to fair housing. Public engagement was facilitated in both English and Spanish to further engage the Winters community. Public participation played an important role in the refinement of the City's housing goals and policies and in the development of new housing programs. The public's input also helped to validate and expand upon the contextual information included in Part 2: Background Report.

The City's overarching objective is to ensure that decent, safe housing is available to all current and future residents at a cost that is within the reach of the diverse economic segments that comprise Winters. The Housing Plan includes only modifications to the City's current Housing Element Goals and Policies. The Housing Plan includes a number of new programs to address the City's housing needs and State housing law including rezoning to ensure adequate sites to accommodate the City's lower income housing needs, future required updates to the Winters Zoning Code, new programs to support affirmatively furthering fair housing, and tracking and reporting requirements for housing sites.

Part 2: Background Report

Part 2 of the 2021-2029 Housing Element is the "Background Report" which identifies the nature and extent of Winters' housing needs, including those of special populations (the elderly, disabled, developmentally disabled, large families, female heads of households with children present, agricultural workers, homeless persons and households, and those at-risk of homelessness), potential housing resources (land and funds), potential constraints to housing production, and energy conservation opportunities. In addition to identifying housing needs, the Background Report also presents information regarding the setting in which these needs occur. The Background Report comprehensively updates the background context and conditions identified in the City's current Housing Element. The Background Report analyzes the City's efforts to affirmatively further fair housing, including outreach, enforcement, and capacity, and demographic and socioeconomic conditions related to fair housing issues. The Background Report also addresses the City's capacity to accommodate the Regional Housing Needs Allocation ("RHNA") through its approved development projects and inventory of available sites, as well as special population needs. The City's share of regional needs as adopted by the Sacramento Council of Governments ("SACOG") is summarized as follows:

Regional Housing Needs Allocation - Winters 2021–2029 Planning Period			
Income Group	**Income Range[1] (Family of Four)**	**Affordable Monthly Housing Costs[2]**	**Winters Regional Share (units)**
Extremely Low[3]: 0-30% AMI	< $27,750	$694	63
Very Low: 30-50% AMI	$27,751 - $46,250	$694 - $1,156	62
Low: 50-80% AMI	$46,251 - $74,000	$1,156 - $1,850	75
Moderate: 80-120% AMI	$74,001 - $111,000	$1,850 - $2,775	104
Above Moderate: 120 + AMI	$111,000+	$2,775+	248
Total			**552**

[1] HCD has established these income limits for Yolo County for 2020.

[2] In determining how much families at each of these income levels should pay for housing, HCD considers housing "affordable" if the amount of rent or total ownership cost (principal, interest, taxes, and insurance) paid does not exceed 30% of gross household income.

[3] 50% of the County's very low-income housing needs (95 units) are for extremely low-income households, which are defined as those families earning less than 30% of median income.

Source: SACOG 2020 6th Cycle Housing Element Data Package – Winters; HCD 2020 State Income Levels

The City is required to have sufficient land, appropriately zoned, to accommodate the RHNA as prescribed by SACOG. As discussed in Chapter IV of the Background Report, the City has adequate sites to accommodate its moderate and above moderate income needs, but requires additional sites to accommodate its lower income needs, which is addressed in the Housing Plan.

The document includes three appendices:

Appendix A: Housing Needs and Priorities Survey Results
Appendix B: Stakeholder Survey Results
Appendix C: Inventory of Residential Sites
Appendix D: Program II.3 Sites

Public Comment

Following the publication of the Public Review Draft Housing Element, the City received oral comments at the June 22, 2022 Planning Commission public workshop to discuss the document and received written comments from the public, stakeholders, and the California Department of Housing and Community Development ("HCD"). Comments are provided in Attachment 1. In response to these comments, the Public Review Draft Housing Element was updated as described in the Housing Plan. Revisions are shown in underline/strikethrough and include revisions made in July 2021, which were posted on the City's website and submitted to HCD in response to its preliminary comments, and revisions made in August 2021 to address HCD's review letter, which identified areas where the Housing Element must be revised to meet the requirements of State law. Revisions include:

- Refining the inventory of sites in Chapter IV of the Background Report to remove underutilized and mixed-use sites for lower income households;
- Revising the fair housing analysis in Chapter V of the Background Report to provide additional information regarding the City's capacity for enforcement and outreach, a discussion of local and regional factors related to integration, segregation, areas of

poverty, areas of affluence, displacement, and access to opportunity as well as analyze how the City's housing sites affect identified fair housing issues;

- Revising the Housing Plan to update programs to include measurable objectives and definitive implementation schedules;
- Revising the Housing Plan to reduce constraints to housing, to address the potential for increasing the variety of housing types in single-family zones, to ensure adequate housing sites, and to affirmatively further fair housing through outreach, access to opportunity/high resource areas, and investment in lower opportunity/resource areas; and
- Revising the Housing Plan to address special housing needs, including accessibility and visitability for disabled persons and housing for farmworkers.

Additional public comments were made at the August 24, 2021, Planning Commission public hearing. City staff, the consultant team, and Commissioners responded to the public comments. The 2021-2029 Housing Element was updated to summarize and respond to the comments. Comments included:

- *The Housing Element should provide for more affordable housing than the minimum requirement, noting that the community wanted to see additional duplex, triplex, fourplex, condominium, and townhome development.* This comment was responded to, noting that the inventory addresses specific requirements of State law, including assumptions regarding the amount of development and inclusion of underutilized sites and that the City has additional capacity for the identified types of development and housing beyond the RHNA requirement. In particular, the City has additional capacity for these types of development on R-3 and C-1 sites and on the R-4 and C-2 sites removed from the inventory of residential sites for multifamily and mixed use development.
- *Implementation needs to be expedited.* Implementation of programs can occur earlier than the deadline, however, the Housing Plan identifies realistic timeframes that reflect staff capacity and the City's anticipated ability to carry out each program. City staff will report progress to the Planning Commission and City Council annually and those bodies can direct staff to expedite programs.
- *Implement rezoning before Farmstead project.* The Farmstead project will be required to comply with the City's inclusionary housing requirement and the potential of this site to address needed rezoning for this site is being reviewed as part of the review of the development application.
- *The Housing Element does not provide for actual construction of housing, but relies on outreach to developers.* This is correct. The City does not develop housing, but does advertise sites and incentives to developers and works with developers to procure funding sources that are necessary for the construction of affordable housing projects.
- *More robust public engagement is needed for future efforts.* This comment is noted and the City will continue to expand its interest list for this type of project, so that interested parties can be contacted directly, and will also work with stakeholders to provide more information to community members, including members that may not

typically participate in this type of process.

- *Concern regarding the limited sites for low income housing and that the City cannot annex without complying with Measure A.* The Housing Plan includes Program II.3 to ensure that there are adequate sites to accommodate the City's RHNA. This program includes five potential sites to accommodate the lower income housing need. As discussed in the Housing Element, the City does not need to annex land to accommodate its housing needs.

- *Address Legal Services of Northern California's role in housing and how fair housing enforcement will occur.* Chapter V, Affirmatively Furthering Fair Housing, of the Background Report and Program II.29 of the Housing Plan have been updated to clarify roles of various entities in the complaint and enforcement process.

- *Include more specific language regarding what will be allowed in the R1/R2 zones and increase variety in single family neighborhoods.* Program II.7 continues to allow duplexes on corner lots as a permitted use in the R-1 and R-2 zones. Program II.11 provides for prototype plans for ADUs in order to encourage and streamline development of ADUs. Program II.27 requires review of the Zoning Ordinance to identify methods to accommodate a greater variety of housing type in single family zones, such as allowing a percentage of units in a subdivision to be developed as triplex and fourplex units, allowing triplexes and duplexes on corner lots, or other approaches that would increase housing variety. When Program II.27 is implemented, the Zoning Ordinance will be updated to identify additional specific housing types allowed in the R1 and R2 zones.

- *Concern that the 10% urban design requirement might be reduced.* Program II.24 requires a minimum of 10% of units with accessible and visitable features; a higher percentage would be required by Program II.24 if there are federal or state regulations applicable to a particular project that require additional accessible units.

- *Concern that the City's affordable housing stock will time out in future cycles.* As part of each Housing Element update, the City will review its affordable housing stock to identify projects that are at-risk of converting to market rate. While there are no projects currently at-risk of conversion (as discussed in the Background Report), the City has included Program II.21 to address conversion of affordable housing.

- *There are two crises: climate change and housing and urgency is associated with both.* The Housing Element includes specific actionable items to increase the City's capacity to accommodate housing and to proactively encourage affordable housing. While the City does not develop housing, it will work to encourage developers to consider sites in Winters for affordable housing projects and will provide incentives to affordable and special needs projects to assist in the creation of housing.

- *Low density housing is problematic for the carbon footprint, energy use, and land use.* This comment is noted and as the City considers specific plans, General Plan amendments, and other projects that provide low density housing, it will consider the environmental effects of such projects consistent with the requirements of the California Environmental Quality Act ("CEQA"), which requires analysis of greenhouse gas emissions and energy use.

- *Language should be more proactive.* This comment is noted. The City has included specific timing for all of its programs. The majority of programs in the Housing Element that provide for a greater variety of housing types and that will make changes to the Zoning Ordinance or develop outreach materials will be implemented within the first year and a half of its adoption (prior to December 2022), including Program II.8 (Increased Density Program), Program II.10 (Zoning Ordinance Amendments – Housing Constraints), Program II.21 (ADU Incentives), Program II.12 (Density Bonus), Program II.13 (Facilitate Affordable and Special Housing Needs Construction), Program II.15 (Mixed Use Development Incentives), Program II.27 (Housing Diversification), and Program II.32 (Facilitate Farmworker Housing).
- *How is the housing plan created in coordination with the City's circulation, climate change, and the land use plan?* The Housing Element is reviewed for consistency with the City's adopted General Plan Elements, as discussed in Chapter VII of the Background Report. The Housing Element is updated on an 8-year cycle, consistent with the requirements of State law. Other General Plan elements may be updated from time to time to address changes in the City's vision, goals, and priorities, and are also updated from time to time to comply with State General Plan law.

The 2021-2029 Housing Element Update was presented at the August 24, 2021, Planning Commission meeting. The consultant identified several minor changes that would be made to clarify roles and responsibilities related to affirmatively furthering fair housing and a correction to Program II.3. These changes and information added to the Housing Element are highlighted yellow in the attached City Council Review Draft 2021-2029 Housing Element. The Planning Commission discussed the item, considered public comment, and adopted Resolution 2021-02, which recommends that the City Council approve the 2021-2029 Housing Element Update.

ENVIRONMENTAL REVIEW;
The Housing Element Update is determined to be exempt from CEQA under CEQA Guidelines Section 15061(b)(3).

FISCAL IMPACTS:
None by this action

ATTACHMENTS:
1. Notice of Exemption
2. Resolution 2021-51
3. 2021-2029 Winters Housing Element Update (City Council Review Draft)
4. 7/26/2021 letter from HCD

NOTICE OF EXEMPTION

To: ☐ Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

☒ Yolo County Clerk-Recorder
625 Court Street #B01
Woodland, CA 95695

From: City of Winters
Community Development Department
318 First Street
Woodland, CA 95694

Project Title: 2021-2029 Housing Element

Project Location: City of Winters - citywide.

Project Nature, Purpose, and Beneficiaries: The Project is an update to the Housing Element of the Winters General Plan that was previously adopted by the City of Winters in October 2013. State Housing Law (Government Code Section 65580 [et. seq.]) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community, including accommodating its assigned Regional Housing Needs Allocation (RHNA) as determined by the Sacramento Area Council of Governments and approved by the State Department of Housing and Community Development. The purpose of the Project is to comply with the State-mandated requirements for the Housing Element of the General Plan.

Upon its adoption, the 6th Cycle Housing Element will become part of the Winters General Plan. The Housing Element of the General Plan establishes goals, objectives, policies, and programs to: encourage residential development in the City to be affordable to a range of household incomes, consistent with the City's share of regional housing needs; encourage residential development to accommodate special needs groups; support the maintenance and improvement of existing housing stock; mitigate governmental constraints to the development of housing as required by state law; identify available financial and organizational resources for housing; identify adequate sites to accommodate the City's housing needs; encourage energy-efficiency in residential developments, and affirmatively further fair housing to prevent discrimination in housing.

Lead Agency: City of Winters

Lead Agency Contact: Dave Dowswell, Contract Planner

Applicant: N/A (City is carrying out project)

Exemption Status:

☐ Ministerial [Section 21080(b)(1); 15268];

☐ Declared Emergency [Section 21080(b)(3); 15269(a)];

☐ Emergency Project [Section 21080(b)(4); 15269(b)(c)];

☒ General Rule [Section 15061(b)(3)];

☐ Categorical Exemption. [state type and section number]

☐ Statutory Exemption [state code number]

☐ Other

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

The 2021-2029 Housing Element would not result in any direct or indirect physical changes to the environment. The Housing Element update is strictly a policy document and does not provide entitlements to

any specific land use projects. The Housing Element Update ensures that the City will accommodate its housing obligations under State law. The Housing Element does not make any changes to the General Plan land use map and would not modify any land use designations, allowed densities, or land use intensities established by the General Plan. The 2021-2029 Housing Element Housing Plan document contains goals, policies, and programs aimed at addressing Winters housing development, preservation, and rehabilitation needs, including accommodating the City's RHNA of 552 housing units by 2029, encouraging housing to serve lower income and special needs households, increase access to affordable and special needs housing, and affirmatively furthering fair housing. In order to accommodate the City's RHNA, the Housing Element includes an action to apply an affordable housing overlay (AHO) to select sites. While the Housing Element identifies potential parcels for the AHO, the AHO will be applied in the future, pending review of the sites for suitability which may include replacement of sites based on the City's review. The AHO would only be applied on areas designated for urbanization by the General Plan and would allow development within the general footprint and scale accommodated by the Zoning Code. The proposed project does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development, but rather includes goals and policies to facilitate the development, preservation, and rehabilitation of housing consistent with existing and proposed uses identified in the General Plan and as mandated to be allowed under State law. All future housing development projects will be reviewed pursuant to the California Environmental Quality Act. The goals, policies, and programs established by the 2021-2029 Housing Element would not change the rate or location of development and would not propose or approve any development projects. The Housing Element also includes goals, policies, and programs to reduce constraints to housing. These goals, policies, and program generally address land use designations that currently allow urban levels of development and would remove constraints to housing and implement housing types currently allowed and required to be permitted under State law. These revisions would not result in any changes to the intensities of allowed uses beyond those allowed by the General Plan and those standards currently required by State law for accommodating housing needs.

The proposed 6th Cycle Housing Element was reviewed and it was determined that it would not have the potential to result in a significant adverse effect associated with any environmental issue area, including aesthetics, agricultural/forestry resources, air quality, biological resources, cultural resources, energy, geology/soils, greenhouse gases emissions, hazards and hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation, tribal cultural resources, utilities/service systems, wildfire, cumulative impacts, or substantial adverse effects to human beings. Therefore, the Housing Element Update is exempt from the provisions of the California Environmental Quality Act (CEQA) as set forth in Section 15061(b)(3) of the State CEQA Guidelines.

City of Winters

By _____

Dave Dowswell, Contract Planner
City of Winters Community Development Department
(530) 794-6714

Date: August 30, 2021

RESOLUTION NO. 2021-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS AMENDING THE CITY OF WINTERS GENERAL PLAN AND ADOPTING THE 2021-2029 HOUSING ELEMENT UPDATE

WHEREAS, the City of Winters General Plan was adopted on May 19, 1992, by Resolution No. 92-13; and

WHEREAS, the Housing Element update for the 2021-2029 planning period has been prepared in accordance with the provisions set forth in Section 65583 et seq. of the Government Code; and

WHEREAS, City staff has prepared an assessment of housing needs within the City and an inventory of resources and constraints relevant to the meeting of these needs; and

WHEREAS, City staff has prepared a statement of the City's goals, quantified objectives and policies relative to the maintenance, preservation, improvement and development of housing within the City; and

WHEREAS, City staff has prepared a program which sets forth an eight-year schedule of actions that the City is undertaking or intends to undertake to implement the policies and achieve the goals and objective of the Housing Element through 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; and

WHEREAS, adoption of the Housing Element update is consistent with the provisions of Government Code Section 65350 et seq. regarding the adoption of a general plan and its associated elements; and

WHEREAS, the Housing Element update has been prepared and processed in accordance with the provisions of Section 65585 of the Government Code with pertaining to review of the Housing Element update by the California Department of Housing and Community Development ("HCD"); and

WHEREAS, the City has made diligent efforts to encourage participation from all segments of the community and to affirmatively further fair housing, including outreach efforts to the community and to stakeholders and service providers that assist special needs and potentially underrepresented populations, and has provided opportunities for public comment beyond the minimum public notice and public hearing requirements for a General Plan Amendment; and

WHEREAS, the Public Review Draft of the Housing Element update was made available to the public for comment from June 1 through June 30, 2021 and the public was invited to comment; and

WHEREAS, the Planning Commission held a public workshop on the draft Housing Elements on June 22, 2021, wherein the opportunity for public testimony was provided; and

WHEREAS, the Public Review Draft of the Housing Element update was sent to HCD on May 27, 2021, for a 60-day review period; and

WHEREAS, discussions were held between staff and HCD in July 2021 and based on these discussions and public comments, including input from the public workshop on June 22, 2021, the Public Review Draft of the Housing Element update was further revised; and

WHEREAS, a Revised Public Review Draft of the Housing Element update was sent to HCD on July 13, 2021 and was also made available to the public;

WHEREAS, on July 26, 2021, the City received a letter from the HCD stating that the City's Housing Element update for the 2021-2029 planning period needed further revisions to comply with the State Housing Element law; and

WHEREAS, the Review Draft Housing Element update was updated to address the formal comment letter from HCD and public comments; and

WHEREAS, the Planning Commission held a public hearing on the draft Housing Element update on August 24, 2021, wherein the opportunity for public testimony was provided; and

WHEREAS, comments were received during the public hearing, the Planning Commission considered public comments, discussed the Housing Element Update, and the Planning Commission recommended that the City Council amend the General Plan to update the Housing Element; and

WHEREAS, the City Council held a public hearing to consider the Housing Element Update on September 7, 2021, wherein the opportunity for public testimony was provided; and

WHEREAS, comments were received during the public hearing, the City Council considered public comments, and discussed adoption of the Housing Element.

NOW, THEREFORE, BE IT RESOLVED that the Winters City Council hereby finds as follows:

1) The above recitals are true and correct and are incorporated herein by reference.

2) The City of Winters Housing Element update for the 2021-2029 planning period is hereby adopted.

3) The Winters General Plan is hereby amended to include the 2021-2029 Housing Element update, as set forth Exhibit A (Parts I and II) attached hereto and incorporated herein by this reference.

4) The City Council finds that based on its review the 2021-2029 Housing Element Update is consistent with the General Plan and the adoption of the Housing Element Update is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA) Guidelines; and

5) The City Clerk of the City of Winters shall, upon adoption of this ordinance, file the Notice of Exemption with the Yolo County Clerk-Recorder.

PASSED and ADOPTED, by the City Council at its regular meeting held on this 7th day of September 2021, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Wade Cowan, Mayor

ATTEST:

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City Clerk

CITY OF WINTERS
california
Est. 1875

CITY COUNCIL REVIEW DRAFT

6TH CYCLE (2021—2029) HOUSING ELEMENT

- Housing Plan
- Background Report
- Appendices

September 2021

Revisions from previous versions shown in highlight

Prepared for:
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I INTRODUCTION

The City of Winters recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The Housing Element is one of the mandated elements of the City's General Plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements.

Consistent with State law, the purposes of this Housing Element are to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires that the City accommodate its "fair share" of regional housing needs, which are assigned by the Sacramento Area Council of Governments (SACOG) for all jurisdictions in the six-county region. SACOG established the 2021-2029 Regional Housing Needs Plan (RHNP) to assign each city and unincorporated county in the region its fair share of the regional housing need based on a number of factors established by State law (Government Code Section 65584) and regional housing burdens and needs. The objectives of the Regional Housing Needs Allocation (RHNA) are:

- Increase housing supply and the mix of housing types;
- Promote infill, equity, and environment;
- Ensure jobs housing balance and fit;
- Promote regional income equity; and
- Affirmatively further fair housing.

Beyond the income-based housing needs established by the RHNA, the Housing Element must also address special needs groups; such as seniors, persons with disabilities including developmental disabilities, single female parents, large families, farm workers, and homeless persons.

The City of Winters Housing Element consists of two documents: the 6th Cycle Housing Element Background Report and the 6th Cycle Housing Element Housing Plan (policy document). The Background Report provides information regarding the City's population, household, and housing characteristics, quantifies housing needs, addresses special needs populations, describes potential constraints to housing, addresses fair housing issues, and identifies resources available, including land and financial resources, for the production, rehabilitation, and preservation of housing. The Housing Element Background Report provides documentation and analysis in support of the goals, polices programs, and quantified objectives in this Housing Element policy document.

CONTENTS

This 6th Cycle Housing Element Housing Plan is divided into the following sections:

I. Introduction

The Introduction provides a brief summary of the purpose of the Housing Element, describes the components of the Housing Element, and provides a .

II. Public Participation

This section describes the outreach efforts that were taken to achieve community input from all segments of the population, including traditionally under-represented or disadvantaged populations, in the development of this Housing Element Update.

III. Housing Plan

The Housing Plan identifies the City's housing goals and establishes a framework to address each goal. The policies and programs address specific needs or constraints identified in the Background Report as well as the requirements of State law. The Housing Plan provides direction for future housing development, rehabilitation of existing housing, removal of constraints to housing production, fair housing, and increasing opportunities for energy conservation. Each topic includes an overarching goal with supporting policies and implementation programs to provide direction to decision-makers and assist in achieving the stated goal.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Plan:

- Goal: Is the guiding intent and purpose for current and future housing stock. A Goal is general in nature and represents a central City issue by outlining the ultimate purpose for an effort stated in a way that is general in nature and immeasurable.
- Policy: Specific statement of action that defines a clear commitment to achieve the Goal in which it was intended.
- Implementation Program: An action, procedure, program, or technique that carries out the policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment. The timeframe indicates the calendar year in which the activity is scheduled to be completed. These timeframes are general guidelines and may be adjusted based on City staffing and budgetary considerations.
- Quantified Objective: The number of housing units that the City expects to be constructed, conserved, or rehabilitated; or the number of households the City expects will be assisted through Housing Element programs and based on general market conditions during the timeframe of the Housing Element
- "Affordable Housing" refers to housing affordable to extremely low, very low, and low income households.

COMMUNITY OVERVIEW

The City of Winters was incorporated in 1898 and is a part of the Sacramento—Arden-Arcade—Roseville Metropolitan Statistical Area. Winters is located in the southwestern portion of Yolo County. Winters is a small city bordered on the south and southwest by Dry Creek and Putah Creek and is immediately north of the Solano County line and just east of the Vaca Mountain Range. Winters lies approximately 10 miles north of Vacaville and 40 miles west of Sacramento. State Highway 128 transects the City and serves as a major access route to Lake Berryessa. The City is within 30-minutes of Davis, Dixon, Fairfield, Woodland, West Sacramento, and Vacaville, and within 50-minutes of Citrus Heights, Elk Grove, Napa, Pinole, Vallejo, Sacramento, and Rancho Cordova.

Overall, the City is characterized by its steadily growing population, the high percentage of family (versus non-family) households, and persons of Latino heritage. This small, agricultural town has a diverse economic base with the largest industries in Winters, including the educational, health, and social services industry; the construction industry; and the arts, entertainment and recreation, and accommodation and food service industry. The Winters Joint Unified School District serves the Winters's residents and maintains four schools, including the Waggoner Elementary School serving grades TK – 2, the Shirley Rominger School serving grades 3 – 5, the Winters Middle School serving grades 6 – 8, and the Winters High School serving grades 9 – 12. In the 2019-2020 school year, the Winters Joint Unified School District had a total enrollment of 1,559 students.

The City is working to enhance its historic small-town charm, and integrate smart growth practices, through efforts to redevelop its downtown core. The City has adopted a Downtown Master Plan and a commercial condominium-conversion ordinance, both aimed at downtown revitalization. Recently approved and constructed Downtown developments have been aimed at expanding employment and housing opportunities in the City. For example, Hotel Winters – Winters's first full-service hotel – opened its doors in the fall of 2019 providing 78 guest rooms in the downtown core for people to stay who come to Winters for the eateries, wine tastings, and weddings. Additionally, nestled between the historic downtown and the main entrance into

the city, the Blue Mountain Terrace development will provide 63 affordable, senior apartment homes and a senior community center on a key infill site between Grant Avenue and Baker Street in downtown Winters.

In 2020, Winters had a population of approximately 7,279 residents, who were predominantly white or Hispanic. Additionally, the City has a diverse population with 7.7% of residents under 5 years old, 18.8% of residents 5 to 19 years old, 32.4% of residents 20 to 44 years old, 31.1% of residents 45 to 64 years old, and 10.0% of residents 65 years or older. The median age of Winters residents has increased from 35.9 in 2010 to 37.6 in 2018, which is a little over a year higher than the State's median age of 36.3 and significantly higher than Yolo County's median age of 31.0. This trend points to projecting a larger aging population in Winters and the need to plan for services, such as health and medical services for this older community.

In Winters, 69% of households own their home while 31% rent. Homeowner households are generally headed by older residents, with 53% of households headed by a resident 55 years of age or older. Conversely, households who rent their homes are generally younger, with only about 28% of renter households headed by a person over the age of 55. According to the Yolo County Housing BluePrint 2020, the average 2019 rental price in Winters was $2,292, which was the highest average rent among the four incorporated jurisdictions in Yolo County. As discussed in the *Housing Needs Section* of this housing element, a significantly higher percentage of renter households (58.7%) were lower income (<80% median) compared to lower-income residents who owned their homes (38.9%). The high incidence of lower income renter households is of particular significance as market rents in Winters exceed the level of affordability for lower-income households, resulting in significant variation in cost burden (overpaying for housing).

The residential makeup of the City is predominantly single-family, representing approximately 77.7% of the City's housing stock. While single-family homes in the City are relatively affordable compared to cities like Davis and Dixon, the 2020 median home sales prices in Winters were not affordable to lower income households nor moderate-income households. However, the City is fortunate to have a substantial inventory of income-restricted rental units with 286 rent restricted units, representing approximately 11.4 percent of the City's housing stock in 2020 and 6.8 percent of the County's entire stock of rent-restricted units. In fact, Winters has the highest number of rent-restricted units per 500 housing units (57.2) in the County, followed by West Sacramento (33.9), Woodland (29.5), and then Davis (21). The City works closely with affordable housing developers to produce and preserve affordable units, highlighted by the recent Blue Mountain Terrace affordable housing development.

The special needs populations most represented in the City are female-headed households and senior households. In 2017, about 36.8% of female-headed households in Winters had incomes below the poverty line, and female-headed households made up 28.6% of all households in poverty in Winters while only making up approximately 4.6% of all households in Winters. Additionally, there is a significant farmworker population in the City due to the City's location in Yolo County, which has a large agricultural industry and is a significant producer of agricultural commodities. Homelessness in the City is also on a rise with the 2019 PIT Report identifying 35 unsheltered homeless persons in Winters compared to 8 unsheltered homeless persons in 2017, representing a 337.5% increase in unsheltered homeless individuals in Winters.

The City has a significant capacity for future residential developments to assist in addressing the needs of the community, especially the special needs populations, and several projects have been proposed. The City has seen a surge in residential growth, with projects that had been sidelined as a result of the Great Recession now back on track and underway. The City is committed to working with developers to implement development agreements that incentivize projects that meet the needs and priorities of the community.

II COMMUNITY PARTICIPATION

Community participation was solicited and encouraged throughout the Housing Element process. Community participation efforts are described below for the development of the Draft Housing Element and the adoption of the Final Housing Element. During the preparation of the 6th Cycle Housing Element, a number of public outreach methods were employed. City officials, the Department of Housing and Community Development (HCD), and various housing and social services providers were contacted and consulted. The following meetings were held to garner public input associated with the community's vision and priorities related to housing concerns:

- Virtual Housing Workshop and Survey – March 7, 2021 through April 27, 2021
- Housing Element Workshop – July 7, 2021
- Planning Commission Hearing – August 24, 2021
- City Council public hearing – September 7, 2021

PUBLIC OUTREACH

APPROACH TO PUBLIC OUTREACH

The Housing Element Update process began in 2020, which included data gathering and a meeting with the City Council to determine the approach to public outreach. While past Housing Elements have included public and stakeholder workshops to gather data, the novel coronavirus (also known as COVID-19) resulted in shelter-in-place and social distancing requirements that have precluded in-person workshops for the development of this 6th Cycle Housing Element.

COVID-19 is an illness spread by person-to-person contact. The first case in California was documented on January 25, 2020. On March 11, 2020, the World Health Organization declared COVID-19 a global pandemic. In March 2020, as COVID-19 cases in California and the United States increased, Governor Newsom issued a series of Executive Orders restricting activities and movement within the State in an effort to reduce the spread of COVID-19. On March 18, 2020, the Yolo County Public Health Officer issued a shelter-in-place order. On March 19, 2020, a statewide shelter-in-place order was issued requiring residents to stay at home, with certain exceptions. Since that time, there have been a series of orders and restrictions that have continued to require people to maintain social distancing, wear facial coverings, and minimize in-person contact. During this time, the City has had to hold public meetings in a virtual format where interested parties can access the meeting via a computer or other device with an internet connection to attend the meeting via video or participate in an audio format via a phone. The State identified four tiers: purple (widespread), red (substantial), orange (moderate), and yellow (minimal) that are applied to counties and regions to identify risk levels and allowed activities.

On February 23, 2021, Yolo County was moved from the purple to the red tier and select businesses have been able to open indoors and/or have increased occupancy. However, in-person workshops remain precluded at this point and the City continued to hold virtual public meetings via Zoom and has closed City Hall to the public. It is anticipated that this 6th Cycle Housing Element will be completed prior to the lifting of restrictions on in-person meetings and workshops. While COVID-19 has presented a challenge to the City's public participation program, the City has expanded its outreach efforts to involve the community via a video, virtual workshops, and virtual meetings, augmented by two surveys.

In response to the transition from in-person public and stakeholder workshops, the City and consultant team prepared a bilingual virtual workshop consisting of a video presentation and community survey. The housing needs survey was designed as detailed survey available in both English and Spanish that could be conducted on-line and a separate on-line survey was disseminated to housing stakeholders. This initial effort, including extensive efforts to engage populations that may not participate in typical City meetings and planning projects, is summarized below under Initial Public Engagement and

Participation. The results of these surveys, as well as outreach to various stakeholders, and research related to the City's housing needs informed the preparation of the 6th Cycle Housing Element Background Report and the updated goals, policies, and programs in the 6th Cycle Housing Element Housing Plan.

In addition to the public outreach workshop, key stakeholders, agencies, and organizations were contacted individually for input to ensure that the Housing Element accurately reflects a broad spectrum of the community and prioritizes needs appropriately.

NOTIFICATION OF COMMUNITY PARTICIPATION OPPORTUNITIES

The City conducted public outreach for meetings and activities through announcements in the local newspaper (Winters Express), notices posted on the notice boards at City Hall, notices on the City's website, and posts on the City's social media accounts, including Facebook and NextDoor. Notices of the virtual housing workshop and survey were also sent as a mailer as part of the April utility bill.

Notices and announcements were also sent to interested individuals, and housing developers and service providers were notified. It is noted that while translation services were not offered at the meetings, staff and others who are multi-lingual attended the meetings and were available to translate if necessary. No translation services were requested for or at any of the meetings.

City staff and the consultant team disseminated a detailed housing needs survey to individuals, community organizations, County departments, and public agencies to gain a deeper understanding of resident housing needs. The housing needs survey was advertised via the City website, the City's Facebook page, and a mailer as part of the April utility bill; Yolo FoodBank also advertised the survey at their food distribution events during the Virtual Workshop. An introduction to the survey and links to the survey in English and Spanish were also emailed to approximately 60 stakeholders, including public agency representatives, real estate professionals, service providers, and housing developers. This group of stakeholders was asked to post the survey on their social media pages and to disseminate the survey among their clients and residents in order to increase opportunities for participation, particularly among the lower income and special

For the initial virtual housing workshop, stakeholders and service provides were emailed an introduction to the Housing Element Update, a description of the virtual workshop and survey, and links to the community survey in English and Spanish, links to the stakeholder survey, sample language in both English and Spanish they could use to advertise the effort, and PDFs of the virtual workshop and survey notices in English and Spanish, and were invited to attend the meeting. Stakeholders were also asked to post each notice in a visible location so their residents and client base could learn about the meetings and survey and to post the notice on their social media sites to further assist the City in engaging the community. Stakeholders notified throughout this process reflected a broad range of interests, including agencies and service providers that assist special needs and disadvantaged households. Yolo FoodBank also advertised the survey at their food distribution events during the Virtual Workshop. Stakeholders asked to participate and engage their client base included:

- ApoYolo Project
- California Coalition for Rural Housing
- California Housing Partnership Corporation
- California Rural Legal Assistance Foundation
- Crowne Communities
- Diocese of Sacramento Catholic Charities
- Domus/Newport Partners (Blue Mountain Terrace)
- First Baptist Church
- First Will Baptist Church
- Homes by Towne

- Legal Services of Northern California
- Life Center Church
- Mercy Housing California
- NeighborWorks Sacramento
- Pentecostal Church of God
- Pioneer Church
- Rise Inc.
- Rotary Club of Winters
- Rural Community Assistance Corporation
- Sacramento Housing Alliance
- Sacramento Self Help Housing
- Saint Anthony Parish Catholic Church
- Skreden Commercial Real Estate
- The Winters Elder Day Council
- Volunteers of America
- Winters After-School Program
- Winters Chamber of Commerce
- Winters Child Development Center
- Winters Hispanic Advisory Committee
- Winters Joint Unified School District
- Winters Senior Commission on Aging
- Winters Seniors Foundation
- Winters State Preschool Center
- Yolo County Department of Education
- Yolo County Dept. of Agriculture
- Yolo County Health & Human Services Agency
- Yolo County Housing
- Yolo Food Bank
- Yolo Interfaith Immigration Network

VIRTUAL HOUSING WORKSHOP AND SURVEY

As part of the community outreach, a virtual community workshop was conducted to educate the community about housing issues and opportunities facing Winters and gather input on housing-related topics. The virtual workshop was hosted on the City's Housing Element Update webpage from March 7, 2021 through April 27, 2021. The timeframe was intended to allow community members and stakeholders to participate at their leisure and in accordance with their schedule and availability. The Virtual Housing Workshop consistent of two parts:

Step 1: Overview video (narrated in English and subtitled in Spanish) describing Housing Elements and why they are important as well as existing conditions in Winters and the City's Housing Element Update process (English and Spanish versions). The video concluded with a request for the viewer to take the Housing Survey to share their thoughts, priorities, and needs related to Winters' housing issues.

Step 2: A detailed survey, with English and Spanish options, asked a series of questions related to the respondent's demographic and current housing situation, their housing needs and priorities, fair housing issues; the respondent's thoughts

related to Winters' housing needs and priorities, and the respondent's preferences for where different types of housing should be accommodated.

A screenshot of the video and survey components of the workshop is provided below.

Winters Housing Element Virtual Workshop ~ English

The City of Winters welcomes you to share your ideas about housing in our community. What made you decide to call Winters home? Or, if you don't already live in Winters, are there certain challenges preventing you from living here? We want to learn more about your existing housing options, your housing priorities, and where you think Winters' share of new regional housing growth can be best accommodated.

Using the material below, we also encourage you to consider this "Virtual Workshop" on housing priorities and needs as a two-step process that replicates the traditional "in-person" workshop format in a new virtual way. This includes:

Step 1: What are the Housing Needs of Our Community?
Watch the video below to learn more about Housing Elements and why we are updating ours.



Step 2: Share Your Ideas (survey)
Share your ideas about housing priorities, needs, and issues by completing the survey linked below.
https://www.surveymonkey.com/r/Winters6thHECommunitySurvey

Winters Housing Element Virtual Workshop ~ Spanish

La Ciudad de Winters le invita que comparta sus ideas sobre la vivienda de nuestra comunidad. ¿Cómo se decidió asentarse en Winters? Por otro lado, si no vive ya en Winters, ¿existen algunas dificultades que le prohiban vivir acá? Deseamos informarnos sobre sus opciones de vivienda actuales, sus prioridades de vivienda, y dónde cree que la Ciudad de Winters puede acomodar el crecimiento de vivienda regional que le corresponde.
Aprovechando la información abajo, le invitamos a que considere este "taller virtual" sobre las prioridades y necesidades de vivienda como un proceso que replica el taller tradicional "en persona" de una manera nueva y virtual. Esto incluye:

Paso 1: ¿Cuáles son las necesidades de vivienda de nuestra comunidad?
Ver el video abajo para informarse más sobre los Componentes de Vivienda y por qué estamos actualizando el nuestro.



Paso 2: Comparte tus ideas (encuesta)
Decirnos sus ideas sobre las prioridades, necesidades y problemas, rellenándo la encuesta cuya "link" está abajo.
https://www.surveymonkey.com/r/Winters6thHECommunitySurvey?lang=es

HOUSING ISSUES AND PRIORITIES SURVEY RESULTS

In order to obtain a range of community input that reflected the broad economic and demographic spectrums of the City in the absence of in-person workshops, City staff and the consultant team disseminated a detailed housing needs survey to individuals, community organizations, County departments, and public agencies to gain a deeper understanding of resident housing needs. The housing needs survey was advertised via the City website, the City's Facebook page, and a mailer as part of the April utility bill; Yolo FoodBank also advertised the survey at their food distribution events during the Virtual Workshop. An introduction to the survey and links to the survey in English and Spanish were also emailed to approximately 60 stakeholders, including public agency representatives, real estate professionals, service providers, and housing developers. This group of stakeholders was asked to post the survey on their social media pages and to disseminate the survey among their clients and residents in order to increase opportunities for participation, particularly among the lower income and special needs populations that are served by multiple service providers that were contacted.

The survey consisted of 18 questions designed to better understand the housing needs and priorities for Winters and was available in English and Spanish. When reviewing the responses in Appendix A of the Background Report, please note that Questions 2 through 27 were asked of residents and Questions 2 through 51 were asked of non-residents. Personal

information, including names, addresses, and email addresses, have been removed from the survey results to protect the privacy of respondents.

In total, 140 survey responses were received and the full survey results are provided in Appendix A of the Background Report. The following information summarizes survey results to date. It should be noted that any personal identification information has been omitted from the survey results in Appendix A.

The majority of respondents (87%) live in Winters, while 13% live elsewhere. Of the respondents that live in Winters, 69% have lived in the City for 10 or more years while 24% have lived in the City for less than 5 years. The most common reasons residents gave for living in Winters included (respondents could choose multiple answers): safety of neighborhood (43%), proximity to family and/or friends (41%), affordability (33%), and proximity to job/work (428%); 39% of respondents selected "Other" and provided a range of reasons, including growing up in Winters and its small-town, close-knit community. 73% of respondents that live in Winters own their home while 21% rent, 3% currently live with another household (neither own nor rent), 2% rent a room in a home, and less than 1% indicated that they are homeless.

The majority of Winters respondents live in a single-family detached home (83%), 10% live in a multi-family home, 3% live in a duplex or attached home, 3% live in an accessory dwelling unit, and 2% live in a mobile home. Regarding housing conditions, 69% of Winters residents indicated their home is in excellent condition, 17% indicated their home shows signs of minor deferred maintenance, 6% indicated that their home needs one or more modest rehabilitation improvements, 8% indicated their home needs one or more major upgrades, and less than 1% indicated their home was dilapidated.

The majority of Winters respondents indicated they are very satisfied with their current housing situation (52%) while 25% indicated they are somewhat satisfied, 13% indicated they are somewhat dissatisfied, and 5 % indicated they are dissatisfied. Respondents cited housing costs (2), lack of renter rights (1), noise and parking (1), and preference for a larger lot/better home (1) as reasons for dissatisfaction.

Winters homeowners identified a range of upgrades or expansions they have considered making to their home, with the most commonly identified desired upgrades including: exterior improvements such as roofing, painting and general home repairs (38% and landscaping (38%), room addition or accessory dwelling unit (25%), heating/air conditioning, solar, and electrical (24%), and a range of other improvements (11%).

Regarding the type of household, Winters respondents indicated the following: couple with children under 18 (33%), couple (no children) household (32%), single person household (14%), single parent with children under 18 (7%), multi-generational family household (6%), with the remaining respondents identifying a variety of other household types.

For Winters respondents indicating that they wish to own a home in Winters but do not currently own one, the following responses reflect the top three reasons given (respondents could choose multiple answers) for not owning a home: cannot find a home within their target price range (29%), not having the financial resources for an adequate down payment (14%), and not having the financial resources for the monthly mortgage payment (13%). Survey respondents that do not own a home in Winters but wish to identified not being able to find a home within their target price range (56%) as the primary reason for not owning a home in Winters.

The majority of Winters respondents do not think that the range of housing options available in Winters meets their needs (54%), while 46% feel that the options do meet their needs. Similarly, of the respondents that do not live in Winters, 67% do not think the range of housing meets their needs while 33% do think the range of housing meets their needs.

When asked about the housing needs of the community, the majority of respondents do not think that the range of housing options available in Winters meets the community's needs (83% of Winters respondents and 78% of respondents that do not live in Winters), while 17% of Winters respondents and 22% of respondents that do not live in Winters feel that the options do meet the community's needs.

The types of housing identified as being most needed in the City were identified by respondents that live in the City as small single-family detached homes of less than 2,000 square feet (53%), condominiums or townhomes (51%), duplex, triplex, and fourplex units (64%), large single-family detached homes of more than 2,000 square feet (37%), apartments (34%), co-housing (28%), accessory dwelling units (19%), and a range of other housing types that include affordable housing, senior housing, larger lot/luxury homes, and market rate apartments.

When asked to rank the priority of various housing-related issues, Winters respondents ranked the following as the highest priorities, in order of importance:

- Provide more housing for all income levels
- Housing affordable to working families
- Ensure that children who grow up in Winters can afford to live in Winters
- Sustainable, walkable development
- Ensure all persons and households have fair and equitable access to housing and housing opportunities
- Integrate affordable housing throughout the community to create mixed income neighborhoods
- Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs
- Support fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures

When asked to rank populations or persons that need additional housing types or dedicated policies and programs to ensure they can access housing in Winters, Winters respondents identified the following as the highest priorities include the following, in order of importance:

- Farmworkers
- Seniors
- Single parent head of households
- Persons with a disability
- Large families
- Homeless persons or at-risk of homeless
- Respondents also selected "Other" identifying housing for persons aging in place or that are disabled, housing affordable to families, students, young adults, and the working class, an assisted senior living community, high end housing, and options for downsizing.

Winters respondents identified their race/ethnicity as White/Non-Hispanic (59%), Hispanic (31%), and Other (10%) while respondents that do not live in Winters identified their race/ethnicity as White/Non-Hispanic (44%), Hispanic (33%), and Other (22%). Further, Winters respondents ages range from 24-39 years (31%), 40-55 years (30%), 56-74 years (36%), and 75 years or older (2%).

When asked to identify whether specific characteristics applied to their household, Winters respondents identified a range of characteristics including the presence of children under 18 (41%), adults 65 or over (35%), adults ages 55 to 64 (30%), household member with a non-developmental disability (14%), single female head of household with children (11%), large families of 5 or more people (8%), farmworker (7%), single male head of household with children (4%), and household member with a developmental disability (4%).

When asked to identify housing challenges, survey respondents identified the following:

Issue	Winters Residents		Non-Winters Residents	
	Yes	No	Yes	No
I am concerned about my rent going up to an amount I can't afford.	25%	75%	44%	56%
I struggle to pay my rent or mortgage payment.	17%	83%	13%	88%
I am concerned that if I ask my property manager or landlord to repair my home that my rent will go up or I will be evicted.	15%	85%	38%	63%
My home is in poor condition and needs repair.	15%	85%	50%	50%
I have been discriminated against when trying to rent housing.	5%	95%	0%	100%
I need assistance with understanding my rights related to fair housing.	14%	86%	38%	63%
I am concerned that I may be evicted.	9%	91%	25%	75%
I need assistance finding rental housing.	8%	92%	29%	71%
My home is not big enough for my family or household.	23%	77%	38%	63%
There is a lot of crime in my neighborhood.	4%	96%	14%	86%
I cannot find a place to rent due to bad credit, previous evictions, or foreclosure.	4%	96%	13%	88%
I have been discriminated against when trying to purchase housing.	0%	100%	14%	86%

When asked to identify if they or someone in their family has any of the listed specific housing needs, 87% of Winters respondents skipped the question and the remaining 13% identified: assisted living for senior (55 and over) that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing) (52%), senior independent living (44%), assisted living for disabled persons that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing) (30%), daily living assistance and services to be able to live independently (0%), independent living for someone with a disability (26%), supportive services to find and obtain housing (22%), supportive or transitional housing that provides services and support to avoid homelessness (7%), and emergency shelter (4%).

Respondents were also asked to identify their preferences for locations for multi-family housing, single-family housing, and mixed use housing. The choices are listed below, identified by average score (a lower score indicates a higher preference for the location; a higher score indicates a less favorable preference for the location) Winters respondents and respondents that live outside of Winters. The top three choices in each category are identified by bold text.:

Housing Type/Location	Winters Residents Average Score	Non-Winters Residents Average Score
Multi-family Housing		
Infill Area	5.43	5.71
LDS Subdivision	4.51	6.17
North Winters – A	6.08	**4.86 (3rd tie)**
North Winters – B	5.05	**4.14 (2nd)**
North Winters - C	5.95	5.14
Northeast Grant Ave Corridor	**3.88 (1st)**	**3.71 (1st)**
Olive Grove Subdivision	4.92	5.14
Southeast Grant Ave Corridor	**4.08 (2nd)**	**4.86 (3rd tie)**
Southwest Grant Ave Corridor	**4.85 (3rd)**	5.29
Single-family Housing		
Infill Area	5.94	**3.33 (1st)**
LDS Subdivision	**3.68 (1st)**	**3.80 (2nd)**

North Winters – A	4.68	5.33
North Winters – B	**4.44 (2nd)**	**4.50 (3rd)**
North Winters - C	**4.62 (3rd)**	5.00
Northeast Grant Ave Corridor	4.94	6.17
Olive Grove Subdivision	5.02	4.83
Southeast Grant Ave Corridor	5.94	6.50
Southwest Grant Ave Corridor	5.71	5.83
Mixture of Housing Types		
Infill Area	**4.58 (2nd)**	5.50
LDS Subdivision	**3.82 (1st)**	5.83
North Winters – A	5.27	**3.50 (2nd tie)**
North Winters – B	5.10	**3.50 (2nd tie)**
North Winters - C	5.92	**3.33 (1st)**
Northeast Grant Ave Corridor	**4.94 (3rd tie)**	**4.17 (3rd)**
Olive Grove Subdivision	**4.94 (3rd tie)**	6.50
Southeast Grant Ave Corridor	4.85	6.33
Southwest Grant Ave Corridor	5.52	6.33

When asked to share comments or concerns relevant to the Housing Element Update, needs and concerns identified include (please note that these are based on fill-in-the-blank responses and are not weighted or ranked – see Appendix A for the complete responses):

- Need housing that is attainable by working class families and persons
- Need affordable housing for seniors, disabled, and other persons
- Need for/lack of affordable housing for first time homebuyers
- Keep cost of infrastructure to a minimum
- Maintain community character
- Need more accessory dwelling and caregiver options
- Need to require very low and low income housing to be included in new developments
- Need for larger lots
- Diversify businesses and economy
- More options for young adults and working households to rent and buy
- More options for older adults to downsize
- Measure A and the Housing Element committee are working at odds with one another - Measure A was voted and reflects what the citizens desire.
- Concern regarding maintaining scenic, open space, and farmland resources
- Need more large homes and larger lots

HOUSING STAKEHOLDERS SURVEY

Housing stakeholders were also surveyed for the purpose of identifying any housing needs and constraints to obtaining housing related to the population or clientele of service providers, housing needs and constraints as observed by advocates and interested parties, and housing needs and constraints to building or providing housing as observed by members of the development community. The survey was sent to 59 persons, representing 38 different agencies, service providers, developers, real estate professionals, and other stakeholders. The survey was sent out on March 5, 2021 and a follow-up email was sent to stakeholders that had not responded on April 7, 2021. The survey responses are provided in Appendix B of the Background Report.

The stakeholders survey provided extensive data, particularly related to issues and concerns associated with lower income and special needs populations in Winters and information regarding potential constraints to housing development. 9 survey responses were received. The results of the survey are summarized below.

The respondents work with a range of clients, including: seniors, disabled, developmentally disabled, large families, female-heads of households, farmworkers, persons in need of emergency shelter, homeless persons, and the general population. It should be noted that respondents may serve more than one community population.

Of the respondents, 33% develop housing while 67% of respondents provide supportive services but do not develop housing. Survey respondents were asked to identify the primary housing types needed to serve the specific populations that their organizations services. When asked about housing needed based on the population they serve, respondents identified the following types of housing as the most needed for each specific population.

General population: Duplex, triplex, fourplex, single-family and multi-family housing affordable to extremely low, very low, and low income households, small and large format single-family housing, market-rate multi-family housing, townhomes or condominiums, and accessory dwelling units.

Seniors/Elderly: Housing with features for a disabled person, housing close to services, single-family and multi-family housing affordable to extremely low, very low, and low income households, and senior multi-family housing.

Disabled persons: Housing with features for a disabled person, housing close to services, and multi-family housing affordable to extremely low, very low, and low income households.

Developmentally disabled: Housing with features for a disabled person, housing close to services, and multi-family housing affordable to extremely low through low income households

Single female heads of household with children: Single-family and multi-family housing affordable to extremely low, very low, and low income households, small format single-family housing, housing with childcare on-site, and housing close to services.

Farmworkers: Permanent farmworker housing, seasonal or temporary farmworker housing, single-family and multi-family housing affordable to extremely low, very low, and low income households, transitional or supportive housing, housing close to services.

Persons in need of Emergency Shelter: Emergency Shelter, transitional or supportive housing, and housing close to services.

When asked about housing services needed by population they serve, priority needs for specific populations included:

1. General population:
    - Assistance with finding housing affordable to extremely low or lower income households, assistance purchasing a home, and housing close to daycare.

2. Seniors/elderly:

- Assistance with finding housing affordable to extremely low or lower income households, grants or loans to make a home accessible to disabled persons, occasional financial assistance, housing to public transportation and services, assistance with addressing legal and fair housing issues, and translation assistance for non-English speaking persons.

3. Disabled:
    - Assistance with finding housing affordable to extremely low income households, grants or loans to make a home accessible to disabled persons, occasional financial assistance, housing to public transportation and services, assistance with addressing legal and fair housing issues, and translation assistance for non-English speaking persons.

4. Developmentally disabled:
    - Housing to public transportation and services, assistance with addressing legal and fair housing issues, and translation assistance for non-English speaking persons

5. Female-head of households with children:
    - Assistance with renting or purchasing a home, assistance with finding housing affordable to extremely low or lower income households, housing to public transportation, daycare, and services, assistance with addressing legal and fair housing issues, and translation assistance for non-English speaking persons.

6. Farmworkers:
    - Assistance with renting a home, assistance with finding housing affordable to extremely low and lower income households, occasional financial assistance, housing to public transportation, daycare, and services, assistance with addressing legal and fair housing issues, and translation assistance for non-English speaking persons.

7. Persons in need of emergency shelter:
    - Assistance with being housed in an emergency shelter, transitional housing, or supportive housing, assistance with addressing legal and fair housing issues, and translation assistance for non-English speaking persons.

8. Other:
    - Assistance with renting or purchasing a home, assistance with finding housing affordable to extremely low and lower income households, occasional financial assistance, housing to public transportation, daycare, and services, assistance with addressing legal and fair housing issues, and translation assistance for non-English speaking persons.

The following were identified as the primary barriers to service providers of their service population related to finding or staying in housing:

- Shortage of affordable housing, including rental housing and affordable housing that is accessible to the general population (not limited to farmworkers, seniors, etc.)

- Ineligibility for various assistance programs or reluctance to participate in various assistance programs due to immigration status

- Insufficient permanent supportive housing

- Need for supportive services on-site

The following services and actions were identified as needed to provide or improve housing or human services in the City:

- More funding for affordable housing
- More low income housing, including senior housing
- Methods to reduce or off-set costs or shortages in building materials
- Provision of on-site supportive services
- Rental assistance for undocumented and farmworker communities
- Address historical injustices and inequities when planning, including outreach to marginalized communities
- Assisted living for seniors and daycare
- Requiring developers to build affordable units as part of new development
- Ensure that there is a dedicated City staff person responsible for housing services and coordination
- Identifying adequate sites with adequate zoning to accommodate housing needs and providing flexibility within zoning (less single-family zoning only)

The following actions were identified as needed to improve access to regional services:

- Ensuring that Winters accesses its fair share of state and regional funding for housing and services
- Coordination access jurisdictions on transportation and supportive services to the highest risk populations
- More access to transportation services
- Local homeless resources and shelter
- Educating employers on employee rights to time off for medical or other services

CONSIDERATION OF COMMUNITY AND STAKEHOLDER INPUT

Following the virtual workshop, community survey, and stakeholder outreach, City staff and the consultant team reviewed the Draft Housing Element including the available residential sites inventory, sites for multi-family housing, and sites for emergency shelters and transitional/supportive housing, as well as the City's infrastructure plans and capacities to ensure that comments and input received through the virtual workshop and surveys were fully addressed. The City staff and the consultant team also discussed the City's accomplishments, goals and programs, new programs required in light of new legislation, and constraints facing the Winters community to ensure that the Housing Element addresses the needs identified through the public participation process.

The Housing Plan addresses the needs identified by the community through the housing needs and priorities survey. The primary barriers to attaining housing in Winters identified by community members and stakeholders are the lack of housing options within a household's target price or rent range and limited financial resources of households in the context of market-rate housing prices and rents. In addition to the need for affordable housing, survey respondents also identified the necessity for housing and services to address the needs of farmworkers, seniors, disabled persons, single parent heads of household, and other special needs populations. The City continues to provide for inclusionary housing requirements to ensure market-

rate housing developments are also providing on-site units or providing for very low and low-income housing needs through land dedication or payment of fees. Programs II.13 (Density Bonus), II.14 (Facilitate Affordable and Special Needs Housing Construction), and II.16 (Mixed Use Development Incentive Program) continue the City's framework to support affordable housing developments, particularly to address the needs of extremely low-, very low-, and low-income and special needs households, such as the recent Blue Mountain Terrace senior housing development and the NeighborWorks sweat-equity development. The Housing Plan also includes Program II.3, which provides for streamlined review and approval of qualified affordable housing developments, and Program II.11, which would amend the Zoning Ordinance to better accommodate affordable housing projects, agricultural worker housing, accessory dwelling units, residential care facilities, and housing types for households that are homeless or at-risk of homelessness.

Overall, another concern identified by the community was the need for a range of single-family home types, including large lot homes, and the associated difficulty households have affording a single-family home or downpayment. The Housing Plan continues Policy II.A.1 to maintain an adequate supply of land for single-family, including entry-level homes as well as large lot homes, and multi-family homes and to maintain the City's goal of a residential vacancy rate of 5 percent to encourage adequate housing supply. Policy II.A.3 and Program II.5 continue to provide for implementation of the City's inclusionary housing program and encourage development of on-site inclusionary units, which have been successful in creating for-sale single-family units affordable to very low-, low-, and moderate-income households, as well as a range of market-rate single-family unit types.

While most respondents identified the need for duplexes through fourplexes, smaller (less than 2,000 square feet single-family homes) and townhome and condominium housing, respondents also identified the need for larger single-family homes and apartments. Stakeholders also identified the need for a range of housing types, including large and small format single-family housing, housing affordable to extremely low and very low income households, and housing accessible to disabled persons. As discussed in Chapter IV (Inventory of Residential Sites) of the Housing Element Background Report, the City has a range of sites available that can accommodate various single-family lot sizes and types, mixed use development, multi-family housing, including apartments and condominiums, and duplex through fourplex units. The City's inventory of residential sites reflects capacity in a range of zoning designations as well.

The community identified a range of housing challenges, with the top concerns including adequately sized homes to accommodate families/households, concern about rent increases, struggles to pay rent or mortgage, need for home repairs, and the need for assistance with understanding rights related to fair housing. Stakeholders also identified the need to provide assistance to households with finding affordable for-sale or rental housing, providing assistance with understanding fair housing and legal rights, and addressing language barriers. The Housing Plan includes Policy II.A.6 which requires projects receiving assistance to provide units with three or more bedrooms to address the needs of large families. The Housing Plan provides for a range of methods to increase the City's affordable housing supply, to provide more choice and opportunities for households that struggle to pay their rent or are concerned about rent increases. The Housing Plan identifies Goal II.C, Policies II.C.1 through II.C.5 to encourage investment in older neighborhoods and maintenance and rehabilitation of the housing stock; while funds for housing rehabilitation are limited, Program II.15 provides for continuation of the City's housing rehabilitation program. Goal II.F and its implementing policies and programs address affirmatively furthering fair housing and promoting equal opportunity to safe, sanitary, and affordable housing for all members of the community, regardless of the presence of protected characteristics. Program II.30 expands the City's approach to addressing and affirmatively furthering fair housing by increasing opportunities for the public to access information regarding fair housing and equal housing opportunity requirements, providing annual training to City staff regarding how to address fair housing complaints, providing for more coordination with local organizations to provide outreach regarding fair housing, and addressing the need for translation to ensure that non-English speaking persons can obtain adequate housing and receive related services.

Overall, one of the primary comments echoed throughout the housing stakeholder survey was the need for more affordable housing and assistance provided to various populations in finding and obtaining affordable housing. The Housing Plan (Chapter 6) provides multiple policies and programs under Goals 2 and 3 to increase the amount of affordable and special needs housing and to increase access to housing. These policies were strengthened to encourage increased cooperation and

efforts between organizations and ensure that the City continues to work with various County departments and non-profit and private organizations to address these concerns.

PUBLIC REVIEW DRAFT HOUSING ELEMENT

The Draft Housing Element was provided to the public for a review period from June 1, 2021 through June 30, 2021. The public review was noticed through Winters Express, posted at City Hall, posted on the City's website, sent to the housing stakeholder organizations identified above, and sent to interested parties. During the same time period, the Draft Housing Element was submitted to HCD for the state-required 60-day review period.

The Housing Element was posted to the City's website and made available for public review at the City Community Development Department, the Winters Branch of the Yolo County Library, and on the City's website for public review from June 1, 2021 through June 30, 2021.

The City prepared a Notice of Availability for the Housing Element, inviting the public to review and comment on the Housing Element. The Notice of Availability identified locations where the Housing Element was available for review and provided directions on how to comment. Written comments were requested to be provided to the City by June 30, 2021. In addition to the opportunity for written comments, a community workshop was held on June 22, 2021 to provide the public and interested parties an overview of the 6th Cycle Housing Element, including the Housing Plan and Background Report, and will be provided an opportunity to comment on the Housing Element. Interested persons were able to attend the meeting remotely either online or by calling in.

Public Comments Received and Approach to Addressing Comments

Comments received included questions regarding the survey, questions regarding the Housing Element's potential to conflict with Measure A (Keep Winters Winters), and a comment related to the need to ensure that housing developments include a higher number of units accessible to disabled persons, noting that the City suggests that developers consider requests for accommodations for people with disabilities and that housing stock that is inaccessible by design won't allow people to age in place. During the workshop, the City staff and consultant team responded to questions related to the survey and discussed that the Housing Element is consistent with the General Plan and does not rely on the area north of Moody Slough Road or any area outside of the City limits to meet the Regional Housing Needs Allocation.

A comment letter was submitted by Kate Laddish requesting the City provide additional provisions to increase accessibility, livability, visitability, and universal design in the City's housing stock, to encourage providing a greater variety of housing types in single family zones, and to identify clarifications to language provided related to the Sacramento Valley Bioregion description and to note a typographical error in the Affirmatively Furthering Fair Housing Discussion. In response to the concern related to aging in place, Program II.24 was revised to increase the number of units to incorporate universal design features to 10% (rather than 5%) and was revised to also indicate that this includes features that increase visitability and accessibility, in response to the commenter's concerns that not only to persons need to be able to age in place, more homes need to be designed to accommodate visitors that may have accessibility needs. Program II.27 was revised to review the Zoning Ordinance to review the Zoning Ordinance for opportunities to accommodate a greater variety of housing types in single family zones. The language in the Background Report related to the Sacramento Valley Bioregion was reviewed and is consistent with the State Water Resources Control Board description of this area (the Sacramento Valley Bioregion) as a watershed of the Sierra Nevada. The description of the area on p. 95 of the Background Report was revised to clarify that Winters is an incorporated city and that Capay, Esparto, and Madison are unincorporated communities.

Ken Britten commented related to climate change, indicating that climate change is barely mentioned and notes that the goals of climate change mitigation and housing affordability are largely concordant. This comment is noted – the City recently adopted a Climate Action Plan to address greenhouse gas emissions and planning for climate change. Revisions to the Housing Element are not necessary to implement the CAP. The commenter also notes that the goals and proposals appear piecemeal and could be knit together better, particularly transportation. Transportation is discussed in the context of broader

housing goals and policies, so the document has not been reorganized to concentrate goals, policies, and programs that address transportation. The guiding document for the City's goals, policies, and programs related to transportation is the Circulation Element, which is organized around topics related to transportation. Mr. Britten also noted that the element considers very modest zoning modifications and the City should reduce the amount of R-1 zoning, especially close to Downtown. Program II.27 was revised to review the Zoning Ordinance to review the Zoning Ordinance for opportunities to accommodate a greater variety of housing types in single family zones. The commenter also indicates that the plan only seems to consider carrot approaches to encourage submission of projects that meet housing goals and stronger incentives must exist, citing that the City of Davis mandates requirements that proposed developments include certain features like bike paths and greenbelts. The City does have a mandated inclusionary housing requirement that requires new residential development to provide at least 15 percent of units affordable to very low-, low-, and moderate-income households. The incentives provided in the Housing Plan are designed to encourage and facilitate affordable and special needs housing development beyond the inclusionary requirement. The commenter also indicates that the specifics related to bike and pedestrian improvements are wanting. The City's Circulation Element of the General Plan addresses the City's transportation facilities, including bicycle and pedestrian improvements. The commenter indicates that a stronger approach to reduce required parking would allow higher-density housing and provide savings for developers and would encourage use of other transportation options. In order to incentivize affordable housing and special needs housing on multi-family sites, reduced parking requirements are available for qualified projects through the density bonus program, which will be updated as described under Program II.12,

Richard Casavecchia commented that the City should reopen the public survey and run it again until sufficient responses are gathered to achieve statistical significance, noting that the information would give a good view of what the City at large wants regarding the placement of infill developments. The commenter also noted that if the City worked with the Senior Commission, Hispanic Advisory Committee, and Keep Winters to leverage their contact lists, getting enough responses should be an easier task. The City included representatives from the Senior Commission, the City liaison with the Hispanic Advisory Committee, and a representative from Keep Winters on the outreach list. The survey was not intended to be statistically significant, but rather to gain input from interested members of the public regarding housing needs and priorities. Realizing that the survey may not be fully representative of all segments of the community, the City and consultant team also reached out to stakeholders that work with populations that may be underrepresented in this type of survey and requested that the stakeholders provide information on behalf of the populations that they serve. This comment is noted and will be considered in the development of future surveys.

Jennifer Rindahl commented on the increase in housing prices coupled with almost no rental availability this year, encouraging the City to eliminate single family zoning, work with the County to implement changes to encourage granny units by reducing or eliminative prohibitive fees, and speed up the approval process. The commenter also recommended considering a quick pre-approval process for some modular unit designs. The commenter indicates there should not be a delay in increasing the housing stock to ensure Winters does not become a bedroom community for the wealthy and white. The commenter also noted that they like living on Abbey St with some mixed use spaces and that it is a travesty the City allowed new developments to avoid similar designs. The City recently updated its accessory dwelling unit ordinance, which provides a streamlined approval process and has also included Program II.10 to further update the City's accessory dwelling unit requirements to be consistent with State law. The recent changes in State law limit certain fees that can be collected for accessory dwelling units and ensure that the units are permitted through a streamlined, ministerial process. Program II.11 incentivizes development of accessory dwelling units, including preparation of pre-approved plans to decrease costs and expedite the process. Program II.27 was revised to review the Zoning Ordinance to review the Zoning Ordinance for opportunities to accommodate a greater variety of housing types in single family zones. The City does have a mandated inclusionary housing requirement that requires new residential development to provide at least 15 percent of units affordable to very low-, low-, and moderate-income households.

Legal Services of Northern California (LSNC) submitted comments on several subjects. Each topic and related changes to the 6th Cycle Housing Element are discussed below. LSNC comments regarding public participation included concern that the survey primarily included respondents living in a single family detached home, that the meetings and outreach efforts were on a website or web platform reduced opportunities for populations without reliable internet or computer access, and that the

Draft Housing Element was not made available for public review until 11 days after submittal to HCD reducing the public's opportunity to participate. The Community Participation discussion has been updated to provide more detail regarding the City's outreach to stakeholders, including direct outreach that was conducted to the lower income and underserved populations through Yolo Food Bank's distribution of the survey at its local food distribution events. The Winters Hispanic Advisory Committee was also contacted to encourage its members to engage the community and encourage participation in the survey and workshop. Understanding that surveys do not always receive responses that reflect all segments of the community, the City emailed approximately 40 stakeholders that work with lower income, special needs, and other populations that may be underrepresented. The full list of stakeholders contacted is provided under the Community Participation discussion; stakeholders contacted included organizations that advocate and serve lower income and disadvantaged populations, local churches, local schools and education agencies, lower income housing providers, and agencies and organizations that serve seniors, disabled persons, homeless and households at-risk of homelessness, large families, and female-headed households. The City provided contact information on the flyers advertising the survey and workshop to ensure that any residents or interested parties that had difficulty accessing information or completing the survey could reach out to the City for assistance. The City did not receive any requests for assistance in accessing the survey or workshop information. None of the stakeholders contacted indicated that the virtual workshop and survey were not accessible to their service population. The live meetings are all accessible via computer and phone, so that people can call in to the meetings and participate if they cannot or do not want to participate online.

LSNC commented on the Housing Plan, identifying that the City should include measurable objectives and set forth specific actions and timelines in certain programs. The implementation programs in the Housing Plan were reviewed and revised to identify quantified objectives (where results were anticipated to be measurable) or a description of the non-measurable objective of the program and to provide more specific timing, where appropriate; revised programs include II.1, II.2, II.4, II.5, II.6, II.7, II.8, II.13, II.16, II.18, II.20, II.21, II.22, II.23, II.24, II.25, II.26, II.28,and II.29. Programs II.3, II.11, II.14, II.15, II.19, II.24, II.26, II.27, and II.29 were previously revised to better address timing and objectives.

LSNC commented that the Winters Apartment-Winters Village project is at risk of expiring subsidies as early as October 2028 and recommended steps to address preservation of the units. This project has received Low Income Housing Tax Credits that require affordability to be maintained through 2062. This information has been reviewed and confirmed by HCD. The units are not at-risk and no associated revisions are necessary.

LSNC indicated that the sites for lower income housing in the inventory that are below one and two acres present a barrier to affordable units due to the City's height limits. The sites identified for affordable housing meet the default density required by State law (20 units per acre) and are within the size range (0.5 to 10 acres) identified by State law that can be assumed to be appropriate for affordable housing. Program II.10 has been revised to address the height limit constraint discussed in Chapter III of the Background Report.

LSNC identified the need for further analysis of sites that are not developable, including non-vacant sites, and indicated that nonvacant sites are used to accommodate more than 50% of the City's RHNA for lower income households. The City's inventory of sites has been updated to remove underutilized sites and to provide Program II.3to address units not accommodated by the City's inventory of residential sites as discussed in the Background Report.

LSNC also indicated that the City has not demonstrated it will produce the number of projected accessory dwelling units to meet its low and very low income housing targets. It is noted that two ADUs per year assumed for a total of 18 ADUs (9 x 2 = 18), not three ADUs per year. The City has issued building permits for 7 ADUs from 2018 through 2021; an average of two units per year (1.75 rounded up). The City is also incentivizing production of ADUs through Program II.11 which may result in additional ADUs beyond those projected. Program II.11 includes preparation of prototype ADU plans to reduce the cost of building an ADU and expedite the approval process and dissemination of outreach materials to inform property owners that an ADU may be built by right and to demonstrate potential methods of accommodating an ADU. The assumption of two units per year is valid and no revisions are needed. LSNC also expresses concerns with using SACOG methodology to determine

affordability of accessory dwelling units. This concern is noted, however, HCD has accepted the SACOG methodology for use in determining affordability of ADU units in the SACOG region. No revisions are necessary.

In relation to affirmatively furthering fair housing, LSNC indicated that the Housing Element did not include any goals or actions to address access to opportunity for the "moderate resource (rapidly changing)" census tract and also expressed concern that most of the sites for affordable housing are clustered in a 1-2- to 1-mile radius on Railroad Avenue or in the downtown and that those may be moderately resourced neighborhoods. LSNC also indicated that there was no analysis of socioeconomic patterns relative to sites. The moderate resource (rapidly changing) area has seen significant market-rate residential development, which has included moderate, low, and very low income inclusionary units, during the 5th Cycle and a large park, with sports courts and a playground, as well as bicycle and pedestrian facilities, are being developed in this area. The sites analysis in Chapter V has been updated to address access to high resource areas and investment in areas of lower opportunities or resources.

LSNC indicated that there should be more current information regarding the condition of the housing stock and that farmworker needs should be addressed using local data available through the farm bureau and interview with agricultural employers. The Farm Bureau was asked to provide information related to farmworker housing needs, while the Bureau responded that it was reaching out to its growers, no needs have been identified. Mariani Nut Company indicated that rising prices in the community and people out of the area buying up homes has reduced housing opportunities within Winters, noting that additional housing and opportunities for local workers to buy housing is needed. The Housing Plan provides policies and programs to increase housing in Winters, including opportunities for low and moderate income housing; Program II.10 (Zoning Ordinance Amendments – Housing Constraints) removes barriers to affordable multi-family housing, accessory dwelling units, and agricultural worker housing, Program II.13 facilities affordable and special needs housing construction, and Program II.5 (Inclusionary Housing program) ensures that affordable housing is developed in conjunction with market rate housing.

Related to constraints, LSNC indicated that the element should consider whether private financing and government assistance programs are generally available in the community, including financing related to underserved populations. Program II.29 has been updated to provide a list of available renter and homebuyer assistance programs and resources, including assistance programs specifically available to extremely low income households and special needs groups. The list will be reviewed and updated bi-annually.

LSNC indicated that Program II.8 should include a specific date for implementation, commit to establishing objective standards regarding language that densities will be maintained at 75% of maximum unless there are site constraints, and indicating it is important to clarify the definition of undesirable. Program II.8 was revised accordingly.

LSNC indicated that the element should analyze the cost and impact on the requirement that all multi-family units require at least one enclosed parking space, noting that the cost of garages and parking spaces add to building costs and analysis of whether the in-lieu fee provides meaningful relief to parking requirements in the C-2 zone, as well as describe whether parking reductions, outside of mandated State density bonus standards, are provided for affordable, senior, or housing close to transit. Sites in the C-2 zone have been removed from the inventory of sites for lower income housing. The City's parking requirements have not been identified as a constraint by developers and the update to the density bonus program will allow developers to use the parking requirements for qualified projects as established under State law or to request a reduction in parking as an incentive. No revisions are necessary.

LSNC indicated concern regarding the CUP requirement in the C-2 zone and that the element should analyze this. Sites in the C-2 zone have been removed from the inventory of sites for lower income housing.

LSNC indicated analysis of limited multi-family sites for emergency shelters should be allowed and that the element requires a program to comply with new parking standards for emergency shelters pursuant to AB 139. Vacant sites with R-3 and R-4 zoning are described in Chapter III, Housing Constraints, which has been updated to reflect changes to the inventory of sites, and in Appendix C and to discuss shelter sizes in Yolo County to demonstrate the appropriateness of the size range of available

parcels. Emergency shelter parking is addressed in the analysis and Program II.10 addresses parking standards for emergency shelters.

LSNC indicated that Measure A should be addressed, indicating that City's Urban Growth Boundary includes two R-4 sites and three R-3 sites that could accommodate the City's lower income RHNA and that the City should address the cost of putting on an election. Analysis of Measure A has been added to Chapter IV of the Background Report. As Measure A would not constrain the City's ability to meet the RHNA, no analysis of sites within the UBG or analysis of election costs is necessary.

HCD Comments Received and Approach to Addressing Comments

HCD provided its review letter for the Draft Housing Element on July 26, 2021. HCD's letter identified five overall topics that require revisions to the Housing Element to address State law. The discussion below identifies the issues identified by HCD in italics and describes how the Housing Element has been revised to address each issue.

Review and Revise: *Provide a review of previous element to address cumulative effect and individual effect of programs in addressing the housing needs of the special needs populations.* Chapter VI, Section C, of the Background Report was revised to address the cumulative effect of the 2013-2021 Housing Element in meeting the community's special housing needs and to evaluate programs in addressing special housing needs.

Housing Needs, Resources, and Constraints:

- Affirmatively Furthering Fair Housing: *Address concentrated areas of affluence; address local trends and patterns related to the region for persons with disability, familial status, and income; address employment in relation to access to opportunity; and address dynamics behind past actions to better inform future actions.* Chapter V of the Background Report has been updated to address areas of affluence under the Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) and Concentrated Areas of Affluence heading. Local trends and patterns related to the region for persons with a disability, familial status, and income under the Integration and Segregation Patterns and Trends heading. The Disparities in Access to Opportunities discussion has been updated to discuss local and regional employment trends. Program II.31 was added to the Housing Plan to improve access to regional employment opportunities. A discussion of past actions related to fair housing issues is included under Other Relevant Factors.

- Inventory of Sites: *Revise the inventory of sites to address realistic capacity and sites that have zoning for nonresidential uses and to address the potential for development on nonvacant sites. HCD also included a reminder that the City must submit an electronic sites inventory using the standards, forms, and definitions adopted by HCD.* Chapter IV has been updated to address realistic capacity, sites that have zoning for non-residential uses, and to address the potential for development on nonvacant sites. In particular, mixed use sites and underutilized sites were removed from the inventory of sites for lower income housing. As a result of the changes to the inventory, there are not adequate sites to accommodate lower income housing and Program II.31 is added to the Housing Plan to ensure adequate sites.

- Constraints: *Include analysis of Measure A, including the City's ability to meet the Regional Housing Needs Allocation (RHNA) and other associated constraints.* Analysis of Measure A is added to Chapter III, Constraints, of the Background Report.

Housing Programs

- *Provide discrete timing for programs.* All programs were reviewed and updated to include discrete timing.
- *Address shortfall of sites, if necessary.* Program II.3 was revised to address a shortfall of lower income sites.

- *Include specific actions to assist in the development of housing for farmworkers.* Program II.32 is added to the Housing Plan to provide a farmworker housing outreach package to developers that identifies potential sites for farmworker housing and identifies incentives to develop farmworker housing.
- *Mitigate any constraints identified through the analysis noted in Finding B3 (analysis of Measure A) and include specific actions to address multi-family height limits as a constraint*. As described in the analysis of Measure A, the measure does not constrain housing within the City and does not affect the City's ability to accommodate its RHNA. No programs are necessary to address Measure A as a potential constraint. Program II.10 has been revised to address constraints to multi-family development, including height limits
- *Add or modify programs based on the outcome of the fair housing assessment. Actions must have metrics and milestones as appropriate and address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection.* Programs II.3, II.14, II.18, and II.33, which include metrics and milestones for implementation, have been revised or added to address the issues, findings, and priorities identified in the AFFH analysis as updated in Chapter V of the Background Report. These programs address housing mobility enhancement, broader housing choices and affordability in high opportunity areas, and factors that have negatively influenced the City's place-based opportunities.

Quantified Objectives

- *Include conservation objectives regardless of at-risk status.* Table 2 in the Housing Plan has been updated to include quantified conservation objectives. Programs II.14 and II.21 have been revised to identify quantified objectives as well.

Quantified Objectives

- *City did not make element available to the public prior to submittal to HCD*. The revised 6th Cycle Housing Element will be made available to the public for comment prior to submittal to HCD and stakeholders and commenters will be emailed to notify them of the opportunity to review the revised document. Comments received on the Draft Housing Element are described herein, along with a brief discussion of how each comment was addressed. The public will have the opportunity to comment on the document at the Planning Commission hearing and at the City Council hearing, as well as the opportunity to submit written comments prior to the City Council hearing.

ADOPTION DRAFT HOUSING ELEMENT

The Revised Draft Housing Element. This Adoption Draft Housing Element includes revisions made in response to HCD's oral comments during its review of the document shown in underline/strikethrough as well as revisions made to address public comments and includes a second round of revisions made in response to HCD's comment letter dated July 26, 2021 and additional revisions made in response to public comments received on the Public Review Draft Housing Element. Additional comments made after submittal of the Revised Draft Housing Element to HCD are shown in underline/strikethrough and are highlighted in aqua. As described in the above section, the City carefully considered and addressed comments on the Public Review Draft Housing Element.

PLANNING COMMISSION

Prior to adoption of the 6th Cycle Housing Element, the Planning Commission held a noticed public hearing on August 24, 2021. Notice of the public hearing was published in the Winters Express, posted at City Hall, posted on the City's website, and sent to the housing stakeholder organizations identified above. The Planning Commission held a public hearing, considered public input, discussed the Housing Element, and recommended that the City Council adopt of the Housing Element.

Additional public comments were made to the Planning Commission for the public hearing held on August 24, 2021. City staff, the consultant team, and Commissioners responded to the public comments. Comments included:

- *The Housing Element should provide for more affordable housing than the minimum requirement, noting that the community wanted to see additional duplex, triplex, fourplex, condominium, and townhome development.* This comment was responded to, noting that the inventory addresses specific requirements of State law, including assumptions regarding the amount of development and inclusion of underutilized sites and that the City has additional capacity for the identified types of development and housing beyond the RHNA requirement. In particular, the City has additional capacity for these types of development on R-3 and C-1 sites and on the R-4 and C-2 sites removed from the inventory of residential sites have capacity for multifamily and mixed use development.

- *Implementation needs to be expedited.* Implementation of programs can occur earlier than the deadline, however, the Housing Plan identifies realistic timeframes that reflect staff capacity and the City's anticipated ability to carry out each program. City staff will report progress to the Planning Commission and City Council annually and those bodies can direct staff to expedite programs.

- *Implement rezoning before Farmstead project.* The Farmstead project will be required to comply with the City's inclusionary housing requirement and the potential of this site to address needed rezoning for this site is being reviewed as part of the review of the development application.

- *The Housing Element does not provide for actual construction of housing, but relies on outreach to developers.* This is correct. The City does not develop housing, but does advertise sites and incentives to developers and works with developers to procure funding sources that are necessary for the construction of affordable housing projects.

- *More robust public engagement is needed for future efforts.* This comment is noted and the City will continue to expand its interest list for this type of project, so that interested parties can be contacted directly, and will also work with stakeholders to provide more information to community members, including members that may not typically participate in this type of process.

- *Concern regarding the limited sites for low income housing and that the City cannot annex without complying with Measure A.* The Housing Plan includes Program II.3 to ensure that there are adequate sites to accommodate the City's RHNA. This program includes five potential sites to accommodate the lower income housing need. As discussed in the Housing Element, the City does not need to annex land to accommodate its housing needs.

- *Address Legal Services of Northern California's role in housing and how fair housing enforcement will occur.* Chapter V, Affirmatively Furthering Fair Housing, of the Background Report and Program II.29 of the Housing Plan have been updated to clarify roles of various entities in the complaint and enforcement process.

- *Include more specific language regarding what will be allowed in the R1/R2 zones and increase variety in single family neighborhoods.* Program II.7 continues to allow duplexes on corner lots as a permitted use in the R-1 and R-2 zones. Program II.11 provides for prototype plans for ADUs in order to encourage and streamline development of ADUs. Program II.27 requires review of the Zoning Ordinance to identify methods to accommodate a greater variety of housing type in single family zones, such as allowing a percentage of units in a subdivision to be developed as triplex and fourplex units, allowing triplexes and duplexes on corner lots, or other approaches that would increase housing variety. When Program II.27 is implemented, the Zoning Ordinance will be updated to identify additional specific housing types allowed in the R1 and R2 zones.

- *Concern that the 10% urban design requirement might be reduced.* Program II.24 requires a minimum of 10% of units with accessible and visitable features; a higher percentage would be required by Program II.24 if there are federal or state regulations applicable to a particular project that require additional accessible units.

- *Concern that the City's affordable housing stock will time out in future cycles.* As part of each Housing Element update, the City will review its affordable housing stock to identify projects that are at-risk of converting to market rate. While there are no projects currently at-risk of conversion (as discussed in the Background Report), the City

has included Program II.21 to address conversion of affordable housing.

- *There are two crises: climate change and housing and urgency is associated with both.* The Housing Element includes specific actionable items to increase the City's capacity to accommodate housing and to proactively encourage affordable housing. While the City does not develop housing, it will work to encourage developers to consider sites in Winters for affordable housing projects and will provide incentives to affordable and special needs projects to assist in the creation of housing.

- *Low density housing is problematic for the carbon footprint, energy use, and land use.* This comment is noted and as the City considers specific plans, General Plan amendments, and other projects that provide low density housing, it will consider the environmental effects of such projects consistent with the requirements of the California Environmental Quality Act, which requires analysis of greenhouse gas emissions and energy use.

- *Language should be more proactive.* This comment is noted. The City has included specific timing for all of its programs. The majority of programs in the Housing Element that provide for a greater variety of housing types will be implemented within the first and a half of its adoption (prior to December 2022), including Program II.8 (Increased Density Program), Program II.10 (Zoning Ordinance Amendments – Housing Constraints), Program II.21 (ADU Incentives), Program II.12 (Density Bonus), Program II.13 (Facilitate Affordable and Special Housing Needs Construction), Program II.15 (Mixed Use Development Incentives), Program II.27 (Housing Diversification), and Program II.32 (Facilitate Farmworker Housing).

- *How is the housing plan created in coordination with the City's circulation, climate change, and the land use plan?* The Housing Element is reviewed for consistency with the City's adopted General Plan Elements, as discussed in Chapter VII of the Background Report. The Housing Element is updated on an 8-year cycle, consistent with the requirements of State law. Other General Plan elements may be updated from time to time to address changes in the City's vision, goals, and priorities, and are also updated from time to time to comply with State General Plan law.

CITY COUNCIL

Prior to adoption of the 6th Cycle Housing Element, the City Council will hold a noticed public hearing on September 7, 2021. Notice of the public hearing was published in the Winters Express, posted at City Hall, posted on the City's website, and sent to the housing stakeholder organizations identified above. Following the public hearing, the City Council will consider public input, discuss the Housing Element, and consider the Planning Commission's recommendation to adopt the Housing Element.

III HOUSING PLAN

The 6th Cycle Housing Element Background Report addresses housing needs, opportunities and constraints related to the development of housing, and fair housing issues in Winters. This Housing Plan sets forth the City's goals, policies, and implementation programs to address identified housing needs.

The City's housing needs include the Regional Housing Needs Allocation as well as special populations needs, including the elderly, disabled, developmentally disabled, large families, female heads of households with children present, agricultural workers, homeless persons and households, and those at-risk of homelessness. The City's share of regional needs by income group was adopted by the Sacramento Area Council of Governments on XX and is summarized in Table 1.

Table 1. Regional Housing Needs Allocation - Winters (2021–2029 Planning Period)

Income Group	Income Range[1] (Family of Four)	Affordable Monthly Housing Costs[2]	Winters Regional Share (units)
Extremely Low[3]: 0-30% AMI	< $27,750	$694	63
Very Low: 30-50% AMI	$27,751 - $46,250	$694 - $1,156	62
Low: 50-80% AMI	$46,251 - $74,000	$1,156 - $1,850	75
Moderate: 80-120% AMI	$74,001 - $111,000	$1,850 - $2,775	104
Above Moderate: 120 + AMI	$111,000+	$2,775+	248
Total			552

[1] HCD has established these income limits for Yolo County for 2020.
[2] In determining how much families at each of these income levels should pay for housing, HCD considers housing "affordable" if the amount of rent or total ownership cost (principal, interest, taxes, and insurance) paid does not exceed 30% of gross household income.
[3] 50% of the County's very low-income housing needs (95 units) are for extremely low-income households, which are defined as those families earning less than 30% of median income.
Source: SACOG 2020 6th Cycle Housing Element Data Package – Yolo County; HCD 2020 State Income Levels

GOALS AND POLICIES

These policies are targeted towards supporting and increasing the supply of affordable housing to lower income and special needs groups by providing broad guidance in the development of future plans and programs.

GOAL II.A: ***ENSURE ADEQUATE SITES ARE IDENTIFIED TO ACCOMMODATE A BALANCED RANGE OF HOUSING TYPES AND DENSITIES TO MEET THE NEEDS OF ALL ECONOMIC SEGMENTS OF THE COMMUNITY AND ENCOURAGE THE DEVELOPMENT OF HOUSING TO MEET THE NEEDS OF WINTERS.***

POLICIES:

II.A.1 The City shall identify and maintain an adequate supply of developable land in each residential land use designation and zoning category for single-family homes, including a range of lot and unit sizes to meet the needs of entry-level purchasers as well as households desiring larger lots, multi-family rental housing, factory-built housing, mobilehomes, housing for agricultural employees, single-room occupancy units, emergency shelters, supportive housing, and transitional housing to accommodate the City's share of regional housing needs and to minimize very low residential vacancy rates with a goal to have a residential vacancy rate of 5 percent.

II.A.2 While promoting the provision of housing for all economic segments of the community, the City shall ensure high-quality new residential development.

II.A.3 The City shall continue to promote the development of a broad mix of housing types, including housing to meet the needs of extremely low, very low, low, and moderate income households.

II.A.4 The City shall continue to implement its 15-percent inclusionary housing ordinance for all new housing developments, including Affordable Housing Steering Committee review of residential development proposals of 15 or more units, and shall encourage applicants to include a higher percentage of affordable units than the minimum inclusionary requirement and to provide units, when appropriate and feasible, targeted to the City's special needs groups.

II.A.5 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. Density reduction may be allowed in narrowly defined instances such as when the reduction in overall number of units increases the number of larger, family units in affordable rental developments.

II.A.6 To address the needs of lower- and moderate-income large families, the City shall require development projects receiving City assistance to accommodate large households as follows: single-family housing projects shall provide a minimum of three bedrooms in each unit and multi-family projects shall provide a minimum of 25 percent of units with three or more bedrooms. Exceptions shall be made for affordable developments serving seniors, disabled persons, or other populations with a demonstrated need for smaller bedroom sizes.

II.A.7 The City shall pursue available and appropriate State and Federal funding assistance to achieve the new construction objectives of the Housing Element, including housing for extremely low, very low, and low income households, and housing to serve special needs groups.

II.A.8 The City shall continue to encourage the development of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) to help meet the City's housing needs for all income levels, including resource for seniors, students, and low- and moderate-income households.

II.A.9 Residential units that are required to sell or rent at below-market-rates (such as inclusionary or density bonus units) within a housing development that includes market-rate units, the affordable units shall, to the extent reasonable, be visually indistinguishable from the market-rate units. Interspersing the units within the development is preferred but clustering for purposes of sweat equity subdivisions will also be considered.

II.A.10 The City shall continue to allow the installation of mobile homes and factory-built housing on permanent foundations consistent with the requirements of State law and in accordance with the City's residential design standards.

II.A.11 The City shall continue to work with organizations such as Yolo County Housing, Mercy Housing, Community Housing Opportunities Corporation (CHOC), Volunteers of America (VOA), and other housing groups where appropriate in the administration of affordable housing programs.

II.A.12 The City shall provide incentives for the development of second-story residential uses over commercial and office uses in the Central Business District and Neighborhood Commercial designations.

II.A.13 The City shall require that 10 percent of the lots in residential subdivisions of 20 or more lots be marketed to local builders or owner-builders.

II.A.14 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.

II.A.15 The City shall continue to permit year round emergency shelters in R-3, R-4, C-2, and PQP zones as a permitted use without the requirement for a conditional use permit as set forth in the Zoning Ordinance.

GOAL II.B: REDUCE OR REMOVE GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS TO THE DEVELOPMENT, IMPROVEMENT, AND MAINTENANCE OF HOUSING WHERE FEASIBLE AND LEGALLY PERMISSIBLE.

POLICIES:

II.B.1 Educate applicants on how to navigate the development approval process and otherwise facilitate timely building permit and development plan processing for residential construction.

II.B.2 The City shall provide incentives, including expedited processing, to developers to construct housing affordable to extremely low, very low, low, and moderate income households, including expedited processing for projects that exceed the City's inclusionary requirement or are developed primarily to serve lower income or special needs households.

II.B.3 The City shall continue to grant density bonuses consistent with the provisions of State law (Government Code Section 65915-65918). The City shall also provide concessions and incentives for qualifying developments in accordance with State law regarding bonus density.

II.B.4 The City shall ensure that its policies, regulations, and procedures do not add unnecessary cost to housing production.

II.B.5 Balance the need to protect and preserve the natural environment with the need to provide additional housing and employment opportunities.

II.B.6 Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes as appropriate to remove or reduce governmental constraints, to accommodate housing types consistent with the requirements of State law, and to promote affirmatively furthering fair housing.

II.B.7 Consistent with Government Code Section 65589.7(a), the City shall grant a priority for provision of water and sewer service to proposed developments that include housing affordable to lower income households.

GOAL II.C: TO ENCOURAGE THE MAINTENANCE, IMPROVEMENT, REHABILITATION, AND AFFORDABILITY OF THE CITY'S EXISTING HOUSING STOCK AND RESIDENTIAL NEIGHBORHOODS.

POLICIES:

II.C.1 The City shall encourage private reinvestment in older residential neighborhoods and private housing rehabilitation.

II.C.2 The City shall actively pursue State and Federal funding, such as Community Development Block Grant (CDBG) and HOME Investment Partnerships Program funds, to prioritize housing rehabilitation programs.

II.C.3 The City shall support the revitalization of older neighborhoods by keeping streets and other municipal infrastructure in good repair.

II.C.4 The City shall promote the continued maintenance and improvement of older neighborhoods, mobile home parks, affordable housing, and multi-family housing.

II.C.5 The City shall support the continued use of Housing Choice Vouchers for City residents.

II.C.6 The City shall seek to maintain the affordability of existing subsidized multi-family rental housing.

II.C.7 The City shall require abatement of unsafe structures, giving property owners ample opportunities to correct deficiencies.

II.C.8 The City shall promote the preservation of architecturally and historically significant residential structures.

II.C.9 The City shall encourage the replacement of demolished housing, whether through public or private actions.

GOAL II.D: TO ENCOURAGE ENERGY EFFICIENCY IN BOTH NEW AND EXISTING HOUSING.

POLICIES:

II.D.1 The City shall require the use of energy conservation features in the design of all new residential structures.

II.D.2 The City shall promote incorporation of energy conservation and weatherization features in existing homes.

II.D.3 The City will continue to enforce Title 24 of the California Building Standards Code which requires energy conservation devices or features to be incorporated in all new housing development.

GOAL II.E: TO ENSURE THE PROVISION OF ADEQUATE SERVICES TO SUPPORT EXISTING AND FUTURE RESIDENTIAL DEVELOPMENT.

POLICIES:

II.E.1 The City shall pursue appropriate State and federal funds for upgrading infrastructure and other public improvements in extremely low-, very low- and low-income neighborhoods.

II.E.2 The City shall require that new residential development pay for the cost of infrastructure and public services needed for that development.

II.E.3 The City shall plan for necessary public infrastructure, facilities, and services (including school facilities) in collaboration with other responsible local agencies, so that the infrastructure, facilities, and services are available at the time of demand from new residential development.

GOAL II.F: AFFIRMATIVELY FURTHER FAIR HOUSING PRACTICES, PROMOTING 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 OR FAMILIAL STATUS, DISABILITIES, SEXUAL ORIENTATION, AGE, OR OTHER PROTECTED CHARACTERISTICS.

POLICIES:

II.F.1 Assist in affirmatively furthering and enforcing fair housing laws by providing support to organizations that provide outreach and education regarding fair housing rights, receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

II.F.2 Encourage public participation in housing-relating planning and activities through providing multiple methods for participation and identifying and reducing barriers to participation in the decision-making process, such as language or accessibility barriers.

II.F.3 The City shall provide incentives to developers to address special housing needs of lower income households including the physically, mentally, and developmentally disabled, large families, farm workers, the elderly, female-headed households, and persons at risk of homelessness.

II.F.4 Prohibit discrimination in the sale, rental, or financing of housing based on race, color, ancestry, religion, national origin, sex, sexual orientation, gender identity, age, disability/medical condition, familial status, marital status, source of income, or other protected characteristics.

II.F.5 Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Zoning Ordinance.

II.G.6 The City shall work with Yolo County and surrounding jurisdictions to address the needs of the homeless on a regional basis.

II.G.7 The City shall cooperate with community-based organizations that provide services or information regarding the availability of services to the homeless, extremely low income households, and other special needs populations.

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 2029. The City will work to implement these programs and to continue its efforts to generate and distribute resources for the development and preservation of affordable housing.

II.1 General Plan Consistency Annual Review Program: In accordance with Government Code Section 65400, the City will submit an annual progress report (APR) to the State describing the achievements and shortfalls of the Housing Element. Included in this report will be an analysis of the effectiveness of the City's Housing Policies and Programs in meeting housing targets for new

housing, ensuring adequate vacant and underutilized sites to accommodate the 2021-2029 RHNA, and removing or reducing constraints to housing as well as accomplishments in realizing rehabilitation and conservation targets, as well as any additional information required by HCD, including identification of City-owned surplus sites.

Responsibility: *Community Development Department*
Timing: *April 2022, April 2023, April 2024, April 2025, April 2026, April 2027, April 2028, April 2029*
Funding: *General Fund*
Objective: *1 APR per year*

II.2 **Land Inventory Maintenance Program:** The City will make available up-to-date information regarding underutilized and vacant residential sites appropriate to accommodate the City's RHNA and the City's surplus land. The City shall maintain on its website a list and map of very low and low income housing sites (Table IV-3 and Figure IV-1), which shall be revised as necessary to ensure that the vacant and underutilized residential land inventory is adequate to accommodate the City's RHNA (very low, low, moderate, and above moderate income housing needs) and housing for special needs groups and to reflect the City's inventory of surplus sites, to assist in marketing new housing development areas. The list and map shall also be updated periodically to identify publicly-owned sites, including surplus sites, with potential to accommodate housing.

In order to ensure adequate sites to accommodate lower income uses and equitable distribution of affordable housing sites, the City will support the rezone of Site J, or a comparable site in the western portion of the City, to R-4.

Responsibility: *Community Development Department*
Timing: *Bi-annual (2023, 2025, 2027, 2029) review and maintenance of Table IV-3 and Figure IV-1 to reflect any changes to the inventory of sites, including removal of any very low and low income sites from the inventory or addition of new sites.*
Funding: *General Fund*
Objective: *Provide 1 list and 1 map of very low and low income housing sites, updated bi-annually to ensure availability of information related to residential sites and surplus lands inventories to promote development of such sites*

II.3 **Rezone to Accommodate RHNA.** As identified in the Background Report, the City can accommodate 130 units through approved projects, its inventory of lower income sites, and accessory dwelling units. To accommodate the remaining lower-income RHNA of 70 units, the City of Winters will identify and rezone a minimum of 4.25 acres of land to the R4A zoning district, a new zoning district that will allow exclusively residential uses and a minimum of 17.5 units per acre to a maximum of 22 units per acre. Rezoned sites will be no less than 0.5 acres and no more than 10 acres in size. Rezoned sites will permit owner-occupied and rental multi-family uses by right pursuant to Government Code section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower income households. The rezoned sites will be selected from the sites identified below (see Appendix D). Each site has the capacity to accommodate at least 16 units, will be available for development in the planning period, and is located where water, sewer, stormwater drainage, and dry utilities can be provided.

- 038-190-035 – vacant 5.79-acre site with capacity for 101 units

- 038-070-035 - vacant 4.44-acre site with capacity for 77 units
- 030-220-027– vacant 9.51-acre site with capacity for 161 units
- 038-050-018 - vacant 61-acre parcel that is the subject of an active development application. The R4A portion of the parcel would only be included in the City's inventory upon approval of a subdivision map that would create a 2.5- to 5-acre parcel for multi-family uses.
- 003-524-019– underutilized 5.79-acre site with capacity for 109 units. There has been interest in this site (formerly approved for the Mary Rose Gardens subdivision) for affordable housing. Due to its underutilized status, this site will only be rezoned to accommodate the RHNA upon submittal of an application for an affordable housing project for lower income households.

Responsibility: *City Council, Community Development Department*
Timing: *Complete rezoning by May 14, 2024.*
Funding: *General Fund*
Objective: *Rezoning of a minimum of 4.5 acres to accommodate the City's remaining RHNA (77 units).*

Responsibility: *Community Development Department*
Timing: *December 2021*
Funding: *General fund; replacement costs to be borne by developer of any such site.*
Objective: *Identify need for replacement for all project applications and ensure replacement, if required, is carried out. In conjunction with Programs II.11, II.13, and II.14, promote development of at least 5 extremely low, 33 very low, and 22 low income units.*

II.4 Affordable Housing Steering Committee Program: The City shall maintain the Affordable Housing Steering Committee (AHSC) to review housing projects subject to the City's Ordinance 94-10 as well as any affordable housing development seeking City financial support either directly or via City-sponsored applications for subsidies. The City shall encourage project applicants to receive concurrent reviews by the AHSC and the Development Review Committee (DRC). The AHSC shall also advise the City Council, Planning Commission, and Successor Agency (CDA/redevelopment) on housing policy, City incentives to encourage the production of affordable housing units above the minimum inclusionary housing requirements, housing policy implementation, and the allocation of the CDA's Tax Increment Housing Set-Aside Funds. The AHSC does not have the power to alter project review, design review, or development standards.

Responsibility: *City Council*
Timing: *Schedule DRC and/or AHSC meeting within 14 days of a request from a developer for a preliminary review; schedule formal AHSC meeting as part of the entitlement review process within 30 days of receiving a completed application, including affordable housing plan*
Funding: *Small administrative cost to City; application permit fees.*
Objective: *1 AHSC review per residential project; 1 DRC review where requested by applicant to streamline application review and processing. Preliminary DRC review is intended to assist applicants with understanding development requirements and streamline subsequent processing. AHSC review addresses the City's Inclusionary Housing Ordinance for projects*

and provides recommendations on any affordable housing projects seeking financial support from the City.

II.5 Inclusionary Housing Ordinance Program: The City shall continue to implement Ordinance 2009-18 (aka Inclusionary Ordinance) that requires at least 15 percent of all new development projects, with certain exceptions, within the City be affordable to very low-, low-, or moderate-income households. Development of the affordable units on-site will normally be encouraged to promote integration of all income levels throughout Winters. 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. When alternatives to on-site inclusionary units are provided, the City shall prioritize receiving sites or committing inclusionary housing in-lieu funds in areas that are designated the same or higher opportunity area, based on the current California Tax Credit Allocation Committee/Housing and Community Development Department resource maps, as the market rates units in the development to affirmatively further fair housing opportunities. The City shall provide regulatory and financial incentives geared to the financial need of each project, which may include:

a. The appropriate density bonus for projects meeting requirements of the Density Bonus Ordinance.

b. Providing financial assistance as funds are available and by connecting buyers with resources such as Mortgage Credit Certificates.

c. 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.

d. 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.

Responsibility:	*City Council, Community Development Department*
Timing:	*Concurrently with development review of residential projects, review annually to confirm program is being implemented*
Funding:	*Small administrative cost for application assistance.*
Objective:	*Encourage and facilitate the development of housing for very low-, low-, or moderate-income households and ensuring affordable units are provided in areas of opportunity that are at least equal to new market-rate development.*

II.6 Displacement/Relocation Assistance and Replacement of Affordable Units Program:

Consistent with the requirements of Government Code Section 65583.2(g), development projects that have, or have had within the past five years, residential uses restricted to rents affordable to low or very low income households or residential uses occupied by lower (including extremely low, very low, and low) income households, shall be conditioned to replace all such units at the same or lower income level as a condition of any development on the site and such replacement requirements shall be consistent with Section 65915(c)(3).

Further, any lower income tenants shall be provided relocation assistance by the developer as required by Government Code Section 66300.

Should potential displacement of lower income households be identified, the City will seek funding for a Downpayment Assistance Program, if it determined that funds are available at a level that would be adequate to assist lower income households with purchasing market-rate homes in Winters.

Responsibility: *Community Development Department*

Timing: *Identify displacement/relocation impacts concurrently with development review of residential projects; displacement and relocation assistance shall occur prior to the commencement of project construction consistent with timing requirements established by Government Code Section 66300; replacement of any lower income units shall occur concurrently with construction of market rate units; review annually to confirm program is being implemented*

Funding: *General fund; replacement costs to be borne by developer of any such site.*

Objective: *Ensure replacement of any lower income units that would be removed by development projects and that displaced lower income households are provided with relocation assistance.*

II.7 **Duplex Allowance Program:** 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:

a. The City will encourage homebuilders to construct duplexes on corner lots as part of pre-application conferences.

b. The City will provide documentation necessary to support applications for State or federal financial assistance for affordable duplexes.

c. The City will offer reduced or deferred fees for duplexes affordable to very low and low income households.

d. For larger projects, the City will negotiate alternative development standards, such as flexible yard and setback requirements through its planned development process.

Responsibility: *City Council, Planning Commission, Community Development Department*

Timing: *As part of the development review process for residential projects, review annually to confirm program is being implemented*

Funding: *Minor administrative cost*

Objective: *To diversify the housing supply by encouraging homebuilders to construct duplexes on corner lots. Development of 20 moderate income units.*

II.8 **Increased Density Program:** The City shall require development in the upper one-quarter of the density range in the Medium High-Density Residential designation and in the upper one-quarter of the density range in the High-Density Residential designation, except for projects exempted from this requirement as described below.

The Winters Municipal Code Chapter 17.60 (Residential Densities and Standards) establishes the residential density range for the R-3 district (General Plan Medium High Density Residential designation) as 6.1 to 10.0 units per acre and the R-4 district (General Plan High Density Residential designation) as 10.1 to 20.0 units per acre. Therefore, the upper one-quarter of the

density range in the Medium High Density Residential designation is 9.0 to 10.0 while 17.5 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.

A narrowly-defined exception is in the case of rental housing or single-family housing affordable to low and very low income units where a reduction in the overall number of units results in the increase in the number of larger, family units that would serve large households. For affordable multi-family 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.

Responsibility:	*City Council, Community Development Department*
Timing:	*Update Zoning Code to address requirements for the R-3 and R-4 zone by December 2022*
Funding:	*Minor administrative cost to the City; permit fees*
Objective:	*To facilitate higher density multi-family developments in the City and result in at least 50 multi-family units in the HDR designation.*

II.9 Monitor Changes in Federal and State Housing, Planning, and Zoning Laws Program: State law requires that Housing Elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. While Programs II.9 and II.11 addresses specific constraints identified in this Housing Element, the City will continue to monitor its development processes and zoning regulations to identify and remove constraints to the development of housing and to ensure implementation of requirements to affirmatively further fair housing. The City will also continue to monitor federal and State legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate. Special attention will be given by the City in the minimizing of governmental constraints to the development, improvement, and maintenance of housing.

Responsibility:	*Community Development Department*
Timing:	*Ongoing implementation; annual reporting throughout the planning period (April 2022, April 2023, April 2024, April 2025, April 2026, April 2027, April 2028, April 2029)*
Funding:	*General Fund*
Objective:	*Monitor State and Federal legislation as well as City development process and zoning regulations to identify and remove housing constraints.*

II.10 Zoning Ordinance Amendments – Housing Constraints Program: The City shall update the Zoning Ordinance to remove constraints to a variety of housing types and ensure the City's standards and permitting requirements are consistent with State law. The update shall address the following:

a. Streamlined and Ministerial Review for Eligible Affordable Housing Projects: The Zoning Code will be updated to ensure that eligible multi-family projects with an affordable component are provided streamlined review and are only subject to objective design standards consistent with relevant provisions of SB 35 and SB 330 as provided by

applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300.

b. Accessory dwelling units: The Zoning Ordinance will be updated to address accessory dwelling units consistent with recent changes to State law, including AB 68, AB 587, AB 670, AB 671, AB 881, and SB 13, to ensure that standards addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, as provided in Government Code Section 65852.2 and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADU consistent with the requirements of Civil Code Section 4751.

c. Residential care facilities: The Zoning Ordinance shall be updated to specify that residential care facilities that serve six or fewer persons will be treated as a residential use subject to the same permit requirements as a residence of the same type in all zoning districts. Additionally, the Zoning Ordinance shall be updated to define residential care facilities for more than six persons, which is not defined in the current Zoning Ordinance and to ensure that any conditions required of such uses are limited to objective standards that do not create barriers for housing for seniors, persons with disabilities, or other special needs populations. The revision shall also clarify that this type of facility is intended to serve as a residence for individuals in need of assistance with daily living activities.

d. Low barrier navigation centers: The Zoning Ordinance shall be updated to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a use by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses.

e. Agricultural worker housing: The Zoning Ordinance will be updated to define agricultural worker housing and to identify that any agricultural worker housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses consistent with Health and Safety Code Section 17021.5 and 17021.6. This will include allowing agricultural worker housing as a permitted use in the Open Space (OS) and Rural Residential (R-R) districts and to ensure that agricultural worker housing with no more than 36 beds or 12 units is permitted in the same manner as an agricultural use. The Zoning Ordinance will also be updated to provide for streamlined, ministerial approval of agricultural worker housing that meets the requirements of Health and Safety Code Section 17021.8.

f. Employee housing: The Zoning Ordinance will be updated to define employee housing separately from agricultural worker housing and to clarify that employee housing serving six or fewer employees shall be deemed a single-family structure and shall be subject to the same standards for a single-family residence in the same zone.

g. Transitional and supportive housing: The Zoning Ordinance shall be revised to allow transitional and supportive housing subject to the same standards as a residence of the same type consistent with Government Code Section 65583(c)(3) and to allow eligible supportive housing as a use by right in zones where multi-family and mixed uses are permitted pursuance to Government Code Sections 65650 through 65656.

h. Manufactured Homes: The Zoning Ordinance shall be updated to remove the restrictions on manufactured housing and factory-built homes that conflict with the provisions of Government Code Section 65583.

i. Emergency Shelters: The Zoning Ordinance shall be updated to revise parking requirements for emergency shelters to require sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

j. Design Review. The Zoning Ordinance shall be revised to address subjective language, such as requirements for compatibility with the setting of the property and visual character of the neighborhood, in the design review criteria. Subjectivity may be addressed through providing objective definitions of subjective terminology or providing illustrations that demonstrate how the potentially subjective terminology will be implemented.

k. Height Limits and Development Standards. The City shall review its development standards in the R-3, R-4, C-1, C-2, D-A, and D-B zones to ensure that development can occur at maximum densities and intensities and shall revise the Zoning Code to address standards that constrain development at maximum allowed densities. At a minimum, the revision shall remove or reduce the requirement for an additional foot of setback for each foot of height above 30 feet in the R-3, R-4, and C-2 zones and reduce the minimum side yard requirement to ensure that development can occur at the maximum permitted residential densities for each zone.

Responsibility:	*City Council, Community Development Department*
Timing:	*Items c, d, f, g, h, and i to be adopted in 2021. Items a, b, e, j, and k to be adopted by December 2022*
Funding:	*General Fund*
Objective:	*Increase potential development of affordable housing units in the City, resulting in 4 ADUs per year and, in conjunction with Programs II.3, II.13, and II.14, promote development of at least 5 extremely low, 33 very low, and 22 low income units.*

II.11 ADU Incentives Program: The City shall encourage development of ADUs and JADUs through a variety of measures, including:

a. Promotional Campaign:

i. Provide guidance and educational materials to the public, including a ADU Handbook available at City Hall and information on the City's website, that describe the streamlined permitting process, potential methods of accommodating an ADU (garage conversion, separate detached structure, expansion of existing unit, or within existing unit). fee reductions for ADUs, the ADU Amnesty Program, and construction resources.

ii. Present homeowner and neighborhood associations with the benefits of ADUs and work with associations to ensure associations are aware of the requirements of State law that invalidate prohibitions on ADUs on lots zoned for single-family residential use, including provisions restricting the rental of

ADUs. This outreach shall prioritize contacting homeowner and neighborhood associations in high opportunity areas

b. ADU Amnesty: Establish a process for property owners to bring an illegally built ADU structure into compliance with permit and code requirements within five years, consistent with the AB 670. The City should also advertise the ADU Amnesty Program on the City's website, identifying eligibility requirements, reasons to legalize units, and the steps that property owners would need to take to legalize units.

c. Prototype ADU Plans: Developing pre-approved ADU plans that property owners may use, free of charge, in order to incentivize development of ADUs through decreasing the property owner's costs associated with plan preparation, reducing the review time, and providing greater certainty in the process.

Responsibility: *City Council, Community Development Department*
Timing: *Incentives program materials, pre-approved plans, and amnesty program adopted by December 2022; bi-annual outreach to homeowner and neighborhood associations (2021, 2023, 2025, 2027, 2029)*
Funding: *General Fund*
Objective: *Increase development of ADUs, resulting in 4 new ADUs per year and legalization of 4 ADUs per year, including 5 extremely low, 10 very low and 10 low income ADUs. Improve the safety of illegally built ADU structures and expand the City's legal housing stock.*

II.12 Density Bonus Program: The City will update continue to provide for density bonuses consistent with State law. The City will update Section 17.60.030 (Affordable Housing Development) of the Zoning Code to reflect recent changes to State law related to density bonuses, including provisions for density bonuses and incentives for projects that contain 100% very low and low income units and no parking requirements for eligible special needs or supportive housing.

Responsibility: *Planning Division*
Timing: *Zoning Amendments adopted by December 2022*
Funding: *General Fund and planning and technical assistance grants*
Objective: *Reduction of constraints to the development of low income and related special needs housing in the City. In conjunction with Programs II.3, II.11, and II.14, promote development of at least 5 extremely low, 33 very low, and 22 low income units.*

II.13 Facilitate Affordable and Special Needs Housing Construction Program: The City shall continue to encourage qualified housing developers to pursue development of affordable housing and housing that are accessible to and supportive of persons and households with special needs. 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, as well as households with special needs, including seniors, disabled, developmentally disabled, large families, female heads of household with children, homeless, and other potentially disadvantaged populations. The City will market housing opportunities and assist developers with the construction of affordable and special needs housing through the following actions:

a. To affirmatively further fair housing, the City will proactively provide affordable housing developers with maps illustrating high resource areas in the City that include potential

sites for lower income housing from the inventory of residential sites to highlight opportunities for development projects to increase access to affordable housing in areas with high levels of resources and opportunities.

b. The City will develop a list of special programs, financing strategies, or incentives, such as fee reductions, density bonuses, and permit streamlining, that may be available specifically for development in high resource areas and will proactively provide this information to affordable housing developers.

c. The City will continue to collaborate with affordable and special needs housing developers to identify potential sites and write letters of support to help secure governmental and private-sector funding.

d. The City will consider on a case by case basis, the provision of financial assistance for the construction of affordable and special needs housing to the extent that funding sources are available.

e. The City shall provide for density bonuses consistent with State law, including provisions for density bonuses and incentives for projects that contain 100% very low and low income units.

f. 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 and special 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.

g. 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.

h. 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 affordable and special needs housing projects.

i. The City will offer assistance in accessing local, State, and federal funding for affordable and special needs 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.

Responsibility: *City Council, Community Development Department*
Timing: *Ongoing coordination with affordable and special needs housing developers; develop map of high resource areas and list of potential programs and incentives for development in high resource areas by December 2022; contact developers at least bi-annually to provide the maps and resources available to encourage affordable housing in high resource areas.*

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

Objective: *Collaborate with developers of affordable housing to facilitate the construction of at least 5 extremely low, 33 very low, and 22 low income units.), in conjunction with Programs II.3, II.11, and II.13. Provide information regarding sites and resources for high resources areas to promote development of affordable and/or special needs housing in those areas. Maintain contact information for affordable housing developers for the purposes of soliciting their involvement in development projects in Winters. Participate with affordable housing developers to review available federal and State financing subsidies and apply as feasible on an annual basis. Assist and support developers of housing for lower-income households—especially housing for extremely low-income households—with site identification, supporting applications, conducting pre-application meetings, assisting with design and site requirements, and providing regulatory incentives and concessions.*

II.14 Housing Rehabilitation and Weatherization Program: The City will continue to seek funding, such as CDBG or HOME, to provide housing rehabilitation, weatherization, and emergency repair assistance to extremely low-, very low- and low-income homeowners and to rental property owners with extremely low-, very low- or low-income tenants. When funds are procured, the City will continue to implement its housing rehabilitation program and will review and revise, as needed, the program guidelines for housing rehabilitation assistance.

While the City will continue to implement the program citywide, to the extent that funding is available, the City will target assisting homeowners in the City's moderate resource areas or in areas with lower levels of place-based opportunities.

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.

Responsibility: *City Council, Community Development Department*

Timing: *Annually review availability of grant and other funds available.*

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

Objective: *Submit at least 2 applications for housing rehabilitation program; assist at least 10 (2 extremely low, 3 very low, and 5 low income homeowners with rehabilitation, and at least 50% in moderate resource or low place-based opportunity areas, to encourage the maintenance, improvement, and rehabilitation of the City's existing housing stock and residential neighborhoods to provide a safe and healthy living environment and to*

affirmatively further fair housing, by encouraging a safe and healthy living environment and reducing displacement associated with poor housing conditions. Assist at least 16 housing units affordable to lower income households (10 extremely low, 4 very low, and 2 low) with weatherization and/or emergency repair in order to conserve these affordable units.

II.15 Mixed Use Development Incentives Program: The City will encourage mixed use residential/commercial development in the Central Business District (CBD), neighborhood commercial, and office zones through:

a. 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.

    i. Use of the planned development process to allow flexible development standards such as reduced or tandem parking, floor area ratio, and lot coverage limits.

    ii. Assistance in accessing State or Federal funding to subsidize the construction of very low- and low-income housing units.

    iii. The City will continue to implement its Downtown Master Plan.

    iv. The City will continue to implement its commercial condominium conversion ordinance.

    v. Continued implementation of the Downtown Form Based Code.

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

a. 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.

b. The City will post information about mixed use opportunities and the site inventory in the Community Development Department.

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

Responsibility:	*City Council, Community Development Department*
Timing:	*Post mixed use materials by June 2022 and update materials bi-annually.*
Funding:	*CDBG planning grant to prepare and distribute site inventory; CDBG, HOME, CalHFA HELP. Ability to fund this program will largely depend on receiving grant/loan funds from State and Federal funding sources through a competitive process.*
Objective:	*One mixed use development with a minimum of 12 residential units; encourage the production of mixed use developments to diversify the housing supply.*

II.16 **Energy Conservation and Solar Energy Use Program:** The City will require energy conservation and will encourage solar energy use through the following actions:

a. Continue to implement CalGreen (Title 24 of the California Code of Regulations) regarding energy efficiency in residential construction.

b. Annually provide information in the Winters Express on the availability of funding through the PG&E Energy Partners Program and any funding resources available through Valley Clean Energy.

c. Provide information at City Hall and on the City's website identifying local, regional, and State loan and grant programs available to assist with energy-efficient improvements, replacement of appliances and fixtures, and solar energy access.

d. Continue to review proposed developments for compliance with the CalGreen 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.

e. Continue to study potential approaches and incentives for encouraging energy saving practices in new development and housing rehabilitation projects.

Responsibility:	*Community Development Department*
Timing:	*Implement paragraphs a and d concurrent with development project review; provide information in paragraph b) annually beginning in 2022, 2023, 2024, 2025, 2026, 2027, 2028, and 2029; provide information referenced in paragraph e) at City Hall and on City's website by December 2022; bi-annually review opportunities under paragraph e)*
Funding:	*Minor administrative cost to the City; permit fees*
Objective:	*Improve energy-efficiency in new and existing development*

II.17 **Title 15 Amendments Program:** While the City enforces the 2019 California Building Standards Code, Title 15 of the City's Municipal Code identifies that the 2007 version of the State building codes are adopted and the 1997 version of select portions of the Uniform Building Code, identifying amendments specific to these outdated codes. The City shall update Title 15 of the Zoning Ordinance to reflect the current California Building Standards Code. Additionally, the City shall monitor the release of triennial updates to the California Building Standards Code (i.e., 2022, 2025, and 2028) and revise Title 15 accordingly to ensure it is up to date.

Responsibility:	*Community Development Department*
Timing:	*Amendments to Title 15 adopted by December 2021 for the 2019 California Building Standards Code, January 2023 for the 2022 California Building Standards Code, January 2026 for the 2025 California Building Standards Code, and January 2029 for the 2028 California Building Standards Code.*
Funding:	*Small administrative cost to the City.*
Objective:	*Ensure Title 15 reflects the current California Building Standards Code*

II.18 **Housing Choice Mobility:**

1) Yolo County Housing Coordination.

The City shall continue to participate with Yolo County Housing in administration of the Housing Choice Voucher and Project-Based Voucher rental assistance programs. Housing Choice Vouchers are the primary method of providing a housing mobility for lower income households, by allowing households to use the vouchers in neighborhoods and housing of their choice.

The City Housing Manager will continue meet with Yolo County Housing representatives to identify opportunities to increase access to Housing Choice Vouchers in Winters, including supporting State and Federal funding applications that would provide Yolo County Housing with additional vouchers, and to explore avenues for collaboration and mutual support of the City, County, and Housing Authority affordable housing goals for extremely low-, very low-, and low-income and special needs units.

In conjunction with Program II.29, the City will coordinate with Yolo County Housing to ensure that access to vouchers and assistance is available in all developments and neighborhoods and to educate the community on the important of integrating affordable housing throughout all geographic areas of the City, and County, to help create more balanced and integrated neighborhoods. The City will work with the Yolo County Housing to conduct outreach to property owners in high opportunity and resource areas to advertise and encourage participation in the Housing Choice Voucher program.

2) Local Housing Mobility.

The City will review available State and Federal funding sources to identify opportunities to develop a source of funds that could be used to create a pilot local housing mobility program to ensure availability of Housing Choice Vouchers within the City limits. If a program is identified that could fund a pilot housing mobility program, the City will work with Yolo County Housing or other qualified housing program administrators to develop capacity to create and manage a program that provides dedicated housing vouchers within the City.

For housing projects receiving City assistance, the City shall require that these projects accept Housing Choice Vouchers (formerly Section 8); and in accordance with the Fair Employment and Housing Act (FEHA) source of income protections for vouchers, effective January 1, 2020.

Responsibility:	*Community Development Department, Yolo County Housing*
Timing:	*Annual meeting with Yolo County Housing representatives (2022, 2023, 2024, 2025, 2026, 2027, 2028, and 2029); this may be conducted in conjunction with coordination with Yolo County Housing and other local agencies to address local and regional housing needs as access to vouchers affects all Yolo County jurisdictions; outreach to property owners in high resource/affluent areas bi-annually beginning in 2022; review State, Federal, and regional programs to identify opportunities for a pilot housing mobility program in 2022/2023; if funds are available and the City can develop capacity with qualified housing program administrators to run the program, work to implement program by 2025; housing projects receiving City assistance shall be individually required to accept Housing Choice Vouchers – the City shall review implementation of this requirement annually*
Funding:	*Small administrative cost to the City.*

Objective: *Increase the availability of housing vouchers by at least 10 vouchers in the City for extremely low, very low, and low income households.*

II.19 **Homeless Support Program:** The City shall coordinate with regional partners to address homelessness, including efforts to providing emergency shelter, transitional, and supportive housing and services to the homeless and at-risk-of-homelessness populations. The City will continue to coordinate and work with the Davis/Woodland/Yolo County Continuum of Care, known as the Yolo County Homeless and Poverty Action Coalition (HPAC) to provide ongoing homeless services and will continue participate in the Yolo County Homeless Plan Executive Commission, working cooperatively with other County jurisdictions to identify and address the needs of the homeless and at-risk population.

Responsibility: *City Council, City Manager, Community Development Department*
Timing: *Participate in at least 4 regional meetings annually (2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029)*
Funding: *City General Fund*
Objective: *Secure regional funding sources to provide shelter and support to homeless and at-risk persons at households. Increase assistance to Winters households by a minimum of 10 persons or households in Winters annually.*

II.20 **Local Builder Program:** 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.

This program is intended to meet local housing needs through providing an opportunity for more diversity in the design of individual housing units.

Responsibility: *City Council, Community Development Department*
Timing: *Concurrent with the development review process for residential subdivisions, review annually to confirm program is being implemented*
Funding: *Small administrative cost to the City.*
Objective: *Provide a minimum of 4 lots a year to local developers or owner-builders*

II.21 **Conservation of Existing and Future Affordable Units Program:** While no housing units are considered at risk of converting to market rate during the 2021-2029 period, City staff will continue to monitor the status of existing and future affordable housing.

Should any of the assisted multi-family properties become at risk of converting to market rate, the City will assist non-profit housing corporations or any other entities seeking to acquire and maintain government-assisted housing developments. The City will seek or support developer applications for available state, federal, and other grant or loan programs to acquire or rehabilitate such units, if necessary, to preserve their use for extremely low-, very low-, and low-income households. To ensure 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.

Should any of the assisted multi-family properties become at risk of converting to market rate, the City will work with property owners, interest groups, and the State and federal governments to implement the following programs on an ongoing basis to conserve the affordable housing stock:

- Work with Potential Purchasers: Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk.

- Tenant Education: The California Legislature extended the noticing requirement of at-risk units opting out of low-income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and that the property owner provides all required notices in both English and Spanish.

Continue to monitor the City's affordable for-sale units to ensure that as the units are resold, affordability restrictions and requirements are enforced in order to conserve these affordable units.

Responsibility:	*City Council, Community Development Department*
Timing:	*Bi-annual review of at-risk status (2024, 2026, 2028); contact owners of at-risk properties and potential purchasers within 30 days of identifying at-risk housing*
Funding:	*Relevant state and federal funding programs, including CDBG; HOME; CalHome. Ability to fund this program will largely depend on receiving grant/loan funds from State and Federal funding sources through a competitive process.*
Objective:	*Conserve 31 very low, 82 low, and 44 moderate income units through monitoring the status of the City's affordable housing stock and work with potential purchasers if assisted multi-family or for-sale housing is at-risk of conversion to market rate.*

II.22 Development Review Committee Program: 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.

Responsibility:	*Community Development Department*
Timing:	*Schedule DRC meeting within 14 days of request from project applicant*
Funding:	*Small administrative cost to the applicants*
Objective:	*Expedite processing and approval of residential projects to further reduce constraints to housing production.*

II.23 In Lieu Fee Review Program: The City shall regularly review the feasibility of adjusting in lieu fees for qualifying affordable housing projects to ensure sufficient fees are collected based on historical and projected costs to reflect the actual cost of producing an affordable unit. If any fee reductions are determined to be feasible, the City shall revise its in-lieu fee ordinance and promote the benefits of this program to the development community by posting information on its web site and creating a handout to be distributed with land development applications. If an increase in the fee is determined to be appropriate, the City shall review the fee increase to ensure that it would not

serve as an impediment to housing development and would not significantly increase the cost of market rate units.

Responsibility: *City Council, Community Development Department*
Timing: *Bi-annually (2023, 2025, 2027, 2029)*
Funding: *General Fund*
Objective: *Ensure adequate in-lieu fees are collected, while also providing for fee reductions as appropriate*

II.24 **Universal Design Program:** The City shall require that new residential subdivisions incorporate universal design features, including features that increase visitability and accessibility, into at least 10%, or higher percentage if required by federal or state regulations applicable to a specific project, of the single-family residences to assist persons with disabilities.

The City will also expand eligibility for its low-income, owner-occupied rehabilitation program to include non-senior disabled households.

Responsibility: *Community Development Department, Planning Commission, and City Council.*
Timing: *Concurrent with the development review process for residential subdivisions, review annually to confirm program is being implemented*
Funding: *General Fund*
Objective: *Assure 10% of housing units include features that accommodate residents and visitors with disabilities.*

II.25 **California Accessibility Standards Compliance Program:** The City will continue to ensure that all construction projects requiring building permits comply with the State of California accessibility standards. The City will provide technical assistance as part of the building permit review process to assist property owners and contractors in understanding this law and related requirements applied to new development and/or retrofit or rehabilitation projects for public, residential, or commercial structures. The City will also provide a link on the City website to the Division of the State Architect's web page that provides various access compliance reference materials, including an advisory manual and answers to frequently asked questions.

Responsibility: *Community Development Department*
Timing: *Concurrent with the development review process for residential subdivisions, review annually to confirm program is being implemented*
Funding: *General Fund*
Objective: *Assure housing units accommodate residents with disabilities.*

II.26 **Homeowner Training Program:** The City will work to ensure the success of new homeowners by providing opportunities for pre and post-purchase counseling for all participants in the City's homeownership-based housing programs.

New Agreements: The City will ensure that all new agreements for homeownership units include the requirement that the homeowner complete a homeowner training or counseling session.

Existing/Resale Agreements: At the time of income certification for any existing and resale agreements for homeownership units, the City will ensure that the new homeowner is offered an opportunity for homeowner training or counseling and is provided with a list of homeowner resources.

Responsibility: *Community Development Department*
Timing: *Concurrent with the marketing and sale, including resale, of units affordable through the City's inclusionary housing program or through other homeownership assistance program*
Funding: *Grant funds, when available, and Inclusionary Housing in-lieu fees, if used to provide the homeownership units*
Objective: *4 homeowners trained annually; increase homeownership in the City.*

II.27 **Housing Diversification Program:** Seek to provide a variety of housing types and will continue to implement Zoning Ordinance provisions to provide a variety of housing types, including emergency shelters, supportive and transitional housing, manufactured housing, second units, single room occupancies, mixed use housing, and multi-family housing.

Review the Zoning Ordinance to identify potential opportunities and methods to accommodate additional housing variety in single family zones, such as allowing a percentage of units in a residential subdivision to develop as triplex or fourplex units, to expand the allowance for duplexes on corner lots to also include triplex and fourplex units on corner lots, and to identify appropriate development standards for lots accommodate triplex and fourplex units within a R-1 or R-2 zone.

Regularly review the Zoning Ordinance and City standards to ensure that permitted densities, use types, and development standards are consistent with the requirements of State law. This review shall include a bi-annual review of requirements related to affordable housing, employee and agricultural worker housing, senior housing, housing for disabled persons, including developmentally disabled persons, large family units, and housing for the homeless and at-risk-of-homelessness populations.

Responsibility: *Community Development Department, Planning Commission, and City Council.*
Timing: *Review to determine capacity to accommodate triplex and fourplex units by December 2022; bi-annual review (December 2023, December 2025, December 2027)*
Funding: *General Fund*
Objective: *Encourage and promote the development of a variety of housing types to support residents of all income-levels and abilities.*

II.28 **Reasonable Accommodation Program:** The City shall continue to implement its written procedures for requests of reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies, and procedures.

If requests for reasonable accommodation identify constraints or barriers to accessible housing in the City's standards and requirements, including the Zoning Ordinance, identify whether revisions should be made to the Zoning Ordinance to address those constraints or if such constraints should continue to be addressed through a reasonable accommodation request.

Responsibility: *Community Development Department, Planning Commission, and City Council.*
Timing: *Implement procedures on an ongoing basis; render decision on any requests within 30 days of receipt of completed application*
Funding: *General Fund*

Objective: *Assist persons with disabilities seeking equal access to housing find reasonable accommodation.*

II.29 **Affirmatively Further Fair Housing Outreach and Coordination Program:** Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing services and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through providing information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers. Efforts will include, but may not be limited to:

a. Providing public information and brochures in English and Spanish regarding fair housing/equal housing opportunity requirements including how to file a complaint and access the investigation and enforcement activities of the State Fair Employment and Housing Commission. This information will be made available by placing information on the City's website and in schools, libraries, other public buildings and meeting places, and by advertising in the local media. This information will be reviewed annually to ensure that any materials, links, and information provided are up-to-date.

b. Provide a list of available renter and homebuyer assistance programs and resources at City Hall, Winters Library, and on the City's website to assist renters and homebuyers with identifying available financial resources. The information shall include any financing programs specifically available to extremely low income households and special needs groups.

c. City staff serving as liaison between the public and appropriate agencies in matters concerning housing discrimination within the City. The City will refer fair housing complaints to agencies that address claims and organizations that may provide assistance with filing a claim. Agencies and entities to refer housing complaints to include:

1. California Department of Fair Employment and Housing: Receives and valuates discrimination complaints statewide, investigates violations of the civil rights laws that DFEH enforces, and if DFEH identifies reasonable cause to believe a law it enforces has been violated, it accepts the case and attempts to resolve the complaint through dispute resolution, and may file a lawsuit if a case is not settled through mediation.

2. U.S. Department of Housing and Urban Development: Receives and evaluates discrimination complaints under the federal Fair Housing Act as well as other discrimination and civil rights violations in housing and community development programs, HUD's Fair Housing and Equal Opportunity Office either investigates the complaint or refers it to another agency for investigation, making efforts to help the parties reach an agreement, makes findings if the complaint cannot be resolved voluntarily, and potentially taking legal action if the law has been violated.

3. Legal Services of Northern California: Provides legal aid and complaint assistance to lower income persons and persons over the age of 60 for fair housing and other issues.

4. Yolo Conflict Resolution Center: Free assistance with conflict or dispute resolution, such as tenant/landlord issues regarding rent, security deposit, and cleaning fees and disagreements between neighbors regarding noise, landscaping, and parking.

5. Other agencies that offer free and low-cost services to Yolo County residents. Such organizations will be identified through reaching out to service providers and interviewing organizations that may provide related assistance to determine if the organization is appropriate to include.

d. Maintain a log to ensure information is collected regarding the complainant (name, phone number, mailing address, email), date of the complaint, property location, property owner, property management company, issue, complainee/respondent (property owner, property management company, homeowners association, financial institution, etc.), staff member logging the complaint, and the follow-up actions (staff member following up, date of follow-up, and information regarding organizations/agencies contacted by the complainant, and resolution). Provide log to Yolo County District Attorney.

e. Requiring the City's fair housing staff or service provider to provide an annual report that identifies the types of claims received, outcomes, and to identify any specific geographic areas in the City which have higher levels of discrimination claims.

f. Targeting an annual outreach and education effort focused on the property owners and residents in areas where a higher level of discrimination claims has been documented.

g. Annual training of City staff, including through coordination with local advocacy groups, such as LSNC, on how to receive, log, refer, and follow-up on fair housing complaints. If resolution was not obtained for any complaints, refer complaint to HCD to ensure that affordable housing laws are actively enforced.

h. Annual public service announcements, through coordination with the Housing Authority and HCD, via different media (e.g., newspaper ads, public service announcements at local radio and television channels, the City's social media accounts or podcast) and in English and in Spanish.

i. Assistance to aid alleged victims of violence or discrimination in obtaining access to appropriate State or federal agency programs.

j. Working with local organizations, through Legal Services of Northern California, Continuum of Care, and Housing Authority efforts, to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households.

k. Actively recruiting residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies.

l. Providing education to the community on the importance of participating in the planning and decision-making process and completing Census questionnaires.

m. Reviewing land use and planning proposals, including development proposals, general plan amendments, master planning efforts for parks, recreation, infrastructure, and other

facilities and amenities, to ensure that the City is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and working to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement.

n. Coordination with HCD and the Sacramento Area Council of Governments to identify opportunities for regional coordination to implement and address the above-identified actions so that fair housing is treated consistently throughout the region.

o. Develop housing data. Coordinate with Yolo County Housing, HPAC, and local service providers to identify and enumerate Winters fair housing issues and needs when regional surveys and other community outreach efforts are conducted that address fair housing and other related housing issues for local jurisdictions. For example, the 2019 Point-in-Time survey to identify homelessness identified the homeless population for the cities of Davis, Woodland, and West Sacramento, but grouped Winters homeless population with the unincorporated area.

Responsibility: *City Council, Community Development Department*
Timing: *Efforts will begin immediately to disseminate information and identify any geographic areas with higher discrimination claims. Prepare list of financial resources for renters and homebuyers in 2020 and review/update bi-annually. Outreach and coordination will occur on an on-going basis, with annual (2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029) outreach, education, and training activities as described in the program; annual (2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029) review of fair housing brochure and posters to ensure that the most recent information is being disseminated; annual (2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029) presentations and media outreach.*
Funding: *Grant funding; General fund*

Objective: *Improve fair housing opportunities and response to complaints through implementing above actions. Follow-up on 100% of complaints.*

II.30 Intentionally left blank.

II.31 Increase Access to Local Services and Employment Opportunities:

1) Economic Development to Attract Industries and Services. Develop and implement an Economic Development Strategy that addresses factors that have contributed to the City's low place-based opportunities score. The primary contributing factor is economy (most influenced by job availability, job quality, job growth, and bank accessibility), followed by education (teacher experience, high school discipline rate, and US/CSU eligibility) and health and environment (most influenced by health care availability, access to supermarket, and prenatal care). The strategy shall include meaningful actions with measurable metrics related to the place-based opportunity factors to gauge the effectiveness of the strategy.

2) Mobility. Work with Yolobus and SACOG to identify options and grant funding sources to provide improved transit and transportation services between Winters and regional destinations (Davis, Vacaville, Woodland, Downtown Sacramento) to better connect the City's residents with high-quality employment opportunities as well as healthcare and other services throughout the region. Options for Winters to explore in conjunction with Yolobus and SACOG include, but are

not limited to, microtransit (on-demand shuttle bus system similar to that operated by Sacramento Regional Transit District), micromobility (such as bicycle share), ridesharing connections (a community-based ridesharing app or other resource that could connect residents with similar destinations), and more transit stops to improve access to existing routes.

Responsibility: *Community Development Department, City Manager, and City Council.*
Timing: *1) Complete Economic Development Strategy by 2023. Begin implementing strategy immediately following completion and provide annual reports on effectiveness of strategy, recognizing that it will take time to attract employers and address the place-based issues. In 2026, review effectiveness of strategy in improving place-based scores and update as necessary to ensure that the strategy is improving place-based conditions in the City.*
2) Contact Yolobus and SACOG to identify local opportunities to increase transit access and ridesharing in 2022; seek to identify pilot project for City by 2024; if no opportunities are available in 2022-2024, annually contact Yolobus and SACOG regarding available grants and programs that could be extended to Winters; 2) Prepare Economic Development Strategy by 2024 and review implementation annually.
Funding: *General Fund*
Objective: *Improve equal access to employment opportunities for the City's residents, including underserved and disadvantaged populations.*

II.32 Facilitate Farmworker Housing Encourage qualified farmworker housing developers to pursue development of housing for farmworkers through:

1) Develop a farmworker housing outreach package for developers that includes:

    1. Map and list of vacant sites where farmworker housing is a permitted (by-right) use, including sites in high resource areas that may optimize access to opportunities

    2. List of State and Federal fundings programs targeted to farmworker and agricultural worker housing

    3. Programs and incentives that may be available to farmworker housing developers, including fee reductions, density bonuses, and permit streamlining,

2) Distribute the farmworker housing outreach package to local and regional developers, as well as Yolo County Housing.

3) Follow up with developers within three months of initial outreach and bi-annually thereafter to identify interest in any farmworker housing projects.

4) Where there is interest, assist the developer with understanding the City's development standards and potentially available incentives.

5) The City will consider on a case by case basis, the provision of financial assistance for the construction of affordable and special needs housing to the extent that funding sources are available.

6) The City shall provide for density bonuses consistent with State law, including provisions for density bonuses and incentives for projects that contain 100% very low and low income units.

7) 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. Farmworker 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.

8) The City will negotiate alternative development standards, such as such as alternative parking standards, street improvement standards, maximum density, setbacks standards, and lot coverage requirements, through the density bonus program incentives or through the planned development process.

9) When a project is identified and a request for assistance is made, 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 improvements for farmworker projects. If multiple affordable housing projects request funding, the City will prioritize projects that meet more than one special housing need, such as a farmworker project that provides units for large families or a farmworker project with on-site daycare to support single female-headed households.

10) The City will offer assistance in accessing local, State, and federal funding for farmworker housing by applying for such funding on behalf of the affordable housing developer or providing technical assistance or documentation necessary, such as such as completing a site visit, documenting development standards, documenting fee requirements, documenting other requested information available to the City, and preparing letter of local support, to support an application for funding.

In addition to the targeted outreach, the City will provide the farmworker housing outreach package on the City's website, through published information available at the Community Development Department's counter, and in the general development application packet.

Responsibility:	*City Council, Community Development Department*
Timing:	*Prepare outreach package – 2022/2023; distribute package to housing developers, make available online, and provide at City Hall – 2023/2024, Follow up with developers at least bi-annually to provide the maps and resources available to encourage affordable housing in high resource areas.*
Funding:	*Community Development Block Grant (CDBG); HOME Investment Partnerships Act Program (HOME); Housing and Urban Development (HUD) 202 or 811 programs; Multifamily Housing Program; Department of Agriculture Rural Housing Services; (Ability to fund this program will largely depend on projects being brought forward by affordable housing developers and receiving grant/loan funds from State and Federal funding sources through a competitive process.)*
Objective:	*Collaborate with developers of farmworker housing to facilitate the construction of at least 5 extremely low, 10 very low, and 10 low income units for farmworkers. Provide information regarding sites and resources*

for high resources areas to promote development of farmworker housing in those areas. Maintain contact information for affordable and farmworker housing developers for the purposes of soliciting their involvement in development projects in Winters. Participate with farmworker housing developers to review available federal and State financing subsidies and apply as feasible on an annual basis. Assist and support developers of farmworker housing with site identification, supporting applications, conducting pre-application meetings, assisting with design and site requirements, and providing regulatory incentives and concessions.

II.33 Community Preservation: The City shall identify underresourced areas of the City that would benefit from investment in revitalization and stabilization. These areas shall include, but are not limited to neighborhoods or areas with 50% or more low income housing, areas with a high concentration of persons with disabilities, female-headed households with children, seniors, and large families, and areas with a more than 10% substandard or dilapidated housing (based on HCD's housing conditions rating form and methodology). Currently, the HCD AFFH Tool does not provide data for persons with disabilities, female-headed households with children, seniors, and large families at the block or block group level, so this data is only available Citywide and will be reviewed bi-annually to update the maps if/when data is available. Areas with substandard and dilapidated housing will be identified by a windshield survey of the City's neighborhoods built prior to 1990.

As part of the City's funding plans, including the Annual Budget and the Capital Improvement Program, the City shall ensure that community preservation investments in underresourced areas are prioritized. Community preservation investments may include park and recreation improvements, including funds to construction play areas on-site at multi-family housing projects, housing and infrastructure rehabilitation, educational facilities and amenities, transit improvements, and landscaping , beautification, and pedestrian/bicycle amenities for greenways, entry points to a neighborhood or area, multi-family housing developments, and sites that offer community-oriented services.

Responsibility:	*Community Development Department, City Manager, and City Council.*
Timing:	*1) Develop map of potentially lower resource areas, including areas with 50% or more low income housing and areas with 15% or more substandard or dilapidated housing by April 2022 and review and update the map bi-annually (2024, 2026, 2028); 2) Ensure that each funding cycle for the City's budget and capital improvement program includes investment in amenities and infrastructure that would contribute to the conservation and revitalization of low resource areas.*
Funding:	*General Fund*
Objective:	*A minimum of two improvement projects per funding cycle (annual budget, CIP) that benefit lower resource areas.*

QUANTIFIED OBJECTIVES

Table 2 summarizes the City's quantified objectives for the period of June 30, 2021, to August 31, 2029. These objectives represent a reasonable expectation of the number of new housing units that will be developed and conserved, and the households that will be assisted over the next eight years based on the policies and programs outlined in the previous section.

As shown in Table II-38 of the Background Report, no units are anticipated to be at-risk during the 2021-2029 Planning Period; therefore, Table V-1 does not identify the preservation of a specific number of units as an objective.

The City anticipates that extremely low, very low, and low income housing needs will be accommodated through the very low and low income sites identified in Table V-3 of the Housing Needs Assessment, with the support of the programs in the Housing Plan. The City anticipates meeting its moderate income goals through higher density homeownership and rental projects on a range of sites suited for medium to high density development.

Table 2. Quantified Housing Objectives – Winters

Income Group	New Construction[1]	Rehabilitation[2]	Conservation/Preservation[3]
Extremely Low	10	2	41
Very Low	55	3	86
Low	42	5	46
Moderate	40	2	--
Above Moderate	300	-	--
Total	400	7	173

Notes: 1. Units built from July 1, 2021 through August 31, 2029.
2. This quantitative objective anticipates that the City will receive CDBG or other funding for housing rehabilitation for lower income households.
3. No units are anticipated to be at-risk of converting to market rate during the 2021-2029 Planning Period.

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I. INTRODUCTION

The City of Winters recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The Housing Element is one of the mandated elements of the City's General Plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements.

Consistent with State law, the purposes of this Housing Element are to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires that the City accommodate its "fair share" of regional housing needs, which are assigned by the Sacramento Area Council of Governments (SACOG) for all jurisdictions in the six-county region. SACOG established the 2021-2029 Regional Housing Needs Plan (RHNP) to assign each city and unincorporated county in the region its fair share of the regional housing need based on a number of factors established by State law (Government Code Section 65584) and regional housing burdens and needs. The objectives of the Regional Housing Needs Allocation (RHNA) are:

- Increase housing supply and the mix of housing types;
- Promote infill, equity, and environment;
- Ensure jobs housing balance and fit;
- Promote regional income equity; and
- Affirmatively further fair housing.

Beyond the income-based housing needs established by the RHNA, the Housing Element must also address special needs groups; such as seniors, persons with disabilities including developmental disabilities, single female parents, large families, farm workers, and homeless persons.

The City of Winters Housing Element consists of two documents: the 6th Cycle Housing Element Background Report and the 6th Cycle Housing Element Housing Plan (policy document). The Background Report provides information regarding the City's population, household, and housing characteristics, quantifies housing needs, addresses special needs populations, describes potential constraints to housing, addresses fair housing issues, and identifies resources available, including land and financial resources, for the production, rehabilitation, and preservation of housing. The Housing Element Background Report provides documentation and analysis in support of the goals, polices programs, and quantified objectives in this Housing Element policy document.

The Background Report of this housing element identifies the nature and extent of Winter's housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, impediments to fair housing, and energy conservation opportunities. By examining the City's housings, resources, and constraints, the City can then determine a plan of action to address housing needs and constraints. This plan is presented in the 6th Cycle Housing Element Housing Plan, which is the policy component of the Housing Element. In addition to identifying housing needs, the 6th Cycle Housing Element Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

A. CONTENTS

This 6th Cycle Housing Element Background Report is divided into the following sections:

I. Introduction

The Introduction provides a brief summary of the purpose of the 6th Cycle Housing Element, describes the components of the Cycle Housing Element, and the contents of the 6th Cycle Housing Element Background Report.

II. Housing Needs Assessment

This Chapter includes an analysis of population and employment trends, quantified housing needs for all income levels, including the City's share of the Regional Housing Needs Allocation (RHNA), household characteristics, housing characteristics, housing stock condition, special housing needs, such as those of the elderly, disabled, including developmentally disabled, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter, and the risk of assisted housing developments converting from lower income to market-rate units.

III. Constraints and Resources

This Chapter includes an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and locally adopted ordinances that directly impact the cost and supply of residential development. This Chapter also provides an analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, proposed and approved densities versus minimum densities, building permit timing. A discussion of resources available for housing development, including funding sources for affordable housing, rehabilitation, and refinancing is provided.

IV. Inventory of Residential Sites

This Chapter provides an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship between zoning, public facilities, and city services to these sites.

V. Affirmatively Furthering Fair Housing

This Chapter includes an assessment of fair housing, including a summary of fair housing issues, an assessment of the City's fair housing enforcement and fair housing outreach capacity, an analysis of available data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk, an assessment of the contributing factors for identified fair housing issues, identification and analysis of the City's fair housing priorities and goals, and identification of strategies and opportunities to implement fair housing priorities and goals.

VI. Evaluation of the 2013-2021 Housing Element

This Chapter evaluates the implementation of the 2013-2021 Housing Element, including its effectiveness in achieving the community's housing goals and objectives and its effectiveness in addressing the City's housing needs.

VII. Other Requirements

This Chapter addresses opportunities for energy conservation and the 6th Cycle Housing Element's consistency with the Winters General Plan.

VIII. References

This Chapter lists data sources that were used and referenced in preparing the 6th Cycle Housing Element Background Report.

II. HOUSING NEEDS ASSESSMENT

A. INTRODUCTION

This section of the Housing Element discusses the characteristics of the City's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and D) Regional Housing Needs.

B. DATA AND METHODOLOGY

To understand the context of local housing in the City of Winters (Winters), a review and analysis of the community's population characteristics and housing stock was performed. The primary data source for the 2021-2029 Housing Element Update are the California Department of Housing and Community Development Department (HCD)-Approved Housing Element 6th Cycle Data Packages #1 and #2 prepared by Sacramento Area Council of Governments (SACOG) staff. The SACOG 6th Cycle Housing Element Update data packages have been reviewed and approved by the State of California Department of Community Development and was developed specifically to provide data adequate for use in 6th Cycle Housing Elements to all SACOG jurisdictions. Additional data sources include the U.S. Census Bureau (2010 Census and 2014-2018 American Community Survey (ACS)), California Department of Finance (DOF), California Employment Development Department (CEDD), HCD income limits, and other sources as noted in the document. Due to the use of multiple data sources (with some varying dates), there are slight variations in some of the information, such as total population and total household numbers, presented in this document.

C. DEMOGRAPHIC PROFILE

Demographic changes such as population growth or changes in age can affect the type and amount of housing that is needed in a community. This section addresses population, age, and race and ethnicity of Winters residents.

1. POPULATION GROWTH AND TRENDS

Table II-1 shows population growth for Winters and Yolo County from 2000 through 2019. According to data prepared by the California DOF, the population of Winters in 2019 was 7,417 persons, an increase of approximately 11.9% or 793 people since 2010. During the previous decade (2000 and 2010), Winters saw slightly less growth in population, increasing by 8.1% or 499 people resulting in an annual growth rate of 0.81%. Between 2015 and 2019, Winters grew 5.9% from 7,002 to 7,417 people, an annual growth rate of 1.2% (see Table II-1). Winters' recent growth (2010 to 2019) is generally consistent with the Countywide growth of approximately 1.3% annually; however, during the 2000 to 2010 period, Yolo County experienced significantly higher population growth rates, as shown in Table II-1.

Table II-1. Population Statistics and Projections – City of Winters and Yolo County (2000–2019)

	2000	2010	2015	2019
Population, City of Winters	**6,125**	**6,624**	**7,002**	**7,417**
Percent Change	--	8.1%	5.7%	5.9%
Annual Percent Change	--	0.8%	1.14%	1.2%
Population, Yolo County	**168,660**	**200,849**	**211,361**	**222,581**
Percent Change	--	19.1%	5.2%	5.3%
Annual Percent Change	--	2.1%	1.04%	1.06%

Sources: SACOG 2020 6th Cycle Housing Element Data Package 1 (U.S. Census Bureau, 2000 Census, 2010 Census, State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2010-2019, Sacramento, California, May 2019).

Table II-2 compares the growth rate of Winters to other cities in Yolo County from 2010 to 2019. While West Sacramento had the greatest numeric change in population (5,167 persons), Winters had the largest percentage change in population (12%).

Table II-2. Population Trends – Yolo County Jurisdictions (20010–2019)

Jurisdiction	2010	2019	Change	% Change
City of Davis	65,622	69,761	4,139	6.3%
City of West Sacramento	48,744	53,911	5,167	10.6%
City of Winters	6,624	7,417	793	12%
City of Woodland	55,468	60,292	4,824	8.7%

Sources: SACOG 2020 6th Cycle Housing Element Data Package 1 (U.S. Census Bureau, 2010 Census, Department of Finance, E-5 City/County Population and Housing Estimates, 2019)

2. AGE CHARACTERISTICS

Table II-3 compares changes in age distributions between the years 2010 and 2018 for Winters. The U.S. Census Bureau data shows Winters has a diverse population, with mostly increases in the percentage share of the total population for age categories under 5 years of age, 45 to 64 years of age, and 65 year of age or older. The data also shows a decrease for age categories 5 to 19 years of age and 20 to 44 years of age. For Winters, the number of persons under 5 years of age increased by 132 or about 31.7% since 2010 and persons between 45 to 64 years of age also increased by 351 or 18.8%. Additionally, persons 65 years or older increased by 108 or 18% since 2010. The median age of Winters residents increased from 35.9 in 2010 to 37.6 in 2018, which is a little over a year higher than the State's median age of 36.3 and significantly higher than Yolo County's median age of 31.0. This trend points to projecting a larger aging population in Winters and the need to plan for services, such as health and medical services for this older community.

Table II-3. Age Distribution – Winters (2010, 2018)

	2010		2018	
Age Group	Number	Percent	Number	Percent
Under 5 Years	417	6.3%	549	7.7%
5 to 19 Years	1,533	23.1%	1,344	18.8%
20 to 44 Years	2,205	33.3%	2,311	32.4%
45 to 64 Years	1,868	28.2%	2,219	31.1%
65 + Years	601	9.1%	709	10%
Median Age	35.9		37.6	

Source: SACOG 2020 6th Cycle Housing Element Data Package 2 (U.S. Census Bureau, 2010 Census, U.S. Census Bureau, ACS 5-Year Estimates, 2014-2018)

3. RACE AND ETHNICITY

Table II-4 shows that the City's residents are predominantly white (49.4%) or Hispanic (48.3%). Between 2010 and 2018, the number of white residents increased by about 621 people or 21.4%, while the number of Hispanic residents decreased by about 25 people or 0.7%. During this time period, the City's residents reporting two or more races declined from 1.8% to 0.6% of the City's population, while Black or African American population remained at 0.6%, the American Indian or Alaskan Native population increased from 0.4% to 0.5%, and the Asian population declined slightly from 0.8% to 0.6%. As shown in Table II-4, there were not estimated Native Hawaiian, Pacific Islander, or Other Race persons; however, it is noted that the ACS data reflects an estimate based on a sample size and the small number of persons (less than 10 per category) may be too small to be accurately reflected in the 2018 ACS estimates.

Table II-4. Population Distribution By Race & Origin – Winters (2010, 2018)				
Race	2010		2018	
	Number	%	Number	%
White	2,903	43.8%	3,524	49.4%
Black or African American	39	0.6%	40	0.6%
American Indian or Alaskan Native	28	0.4%	38	0.5%
Asian	51	0.8%	46	0.6%
Native Hawaiian and Pacific Islander	6	0.1%	0	0%
Other Race	7	0.1%	0	0%
Two or More Races	121	1.8%	40	0.6%
Hispanic or Latino	3,469	52.4%	3,444	48.3%
Total:	**6,624**	**100%**	**7,132**	**100%**
Source: SACOG 2020 6th Cycle Housing Element Data Package 2 (U.S. Census Bureau, 2010 Census, U.S. Census Bureau, ACS 5-Year Estimates, 2014-2018)				

4. EMPLOYMENT

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. According to the ACS, the estimated civilian labor force in the Winters totaled 3,472 people in 2018, increasing by 239 workers since 2010. The civilian labor force includes those civilians 16 years or older living in Winters who are either working or looking for work. Table II-5 summarizes the employment by industry for Winters residents in 2010 and 2018. The largest industry in the Winters in 2018 was educational, health, & social services at 21.4%, increasing by 235 workers or 46.2% since 2010. This is followed by construction at 14.1% and arts, entertainment, recreation, and accommodation and food services at 11.2%.

Table II-5. Winters Employment by Industry (2010, 2018)								
Industry	Winters				SACOG Region			
	2010		2018		2010		2018	
	Number	%	Number	%	Number	%	Number	%
Agriculture, Forestry, Fishing and Hunting, and Mining	306	9.5%	219	6.3%	13,245	1.3%	17,697	1.6%
Construction	481	14.9%	489	14.1%	78,801	7.7%	72,616	6.6%
Manufacturing	227	7.0%	178	5.1%	62,762	6.1%	64,953	5.9%
Wholesale Trade	144	4.5%	113	3.3%	29,216	2.9%	27,004	2.4%
Retail Trade	370	11.4%	304	8.8%	116,647	11.4%	122,900	11.1%
Transportation and Warehousing, and Utilities	317	9.8%	183	5.3%	48,573	4.8%	56,695	5.1%
Information	50	1.5%	32	0.9%	24,447	2.4%	20,219	1.8%
Finance and Insurance, and Real Estate and Rental and Leasing	73	2.3%	175	5.0%	80,062	7.8%	76,439	6.9%
Professional, Scientific, and Management, and Administrative and Waste Management Services	202	6.2%	156	4.5%	115,947	11.3%	129,321	11.7%
Educational Services, and Health Care and Social Assistance	509	15.7%	744	21.4%	215,926	21.1%	252,914	22.8%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	228	7.1%	388	11.2%	87,087	8.5%	108,016	9.8%
Other Services, except Public Administration	194	6.0%	194	5.6%	49,353	4.8%	54,684	4.9%
Public Administration	132	4.1%	297	8.6%	99,717	9.8%	104,095	9.4%
Total Civilian Employed Population 16 Years and Over	**3,233**	**100%**	**3,472**	**100%**	**1,021,783**	**100%**	**1,107,553**	**100%**
Source: 2020 SACOG 6th Cycle Housing Element Data Package 2 (2006-2010 ACS Census; 2014-2018 ACS)								

Winters is located within the Sacramento-Roseville-Arden-Arcade MSA, which includes the Counties of El Dorado, Placer, Sacramento, and Yolo. EDD projections indicate that the total employment within the Sacramento-Roseville-Arden-Arcade MSA is expected to increase by 12.5% between 2016 and 2026. The highest forecast for job growth is in Ambulatory Health Care Services (30.5% increase) and Constructions of Buildings (28.8% increase). EDD also predicts that Mining and Logging activities and Computer and Electronic Manufacturing activities will decrease by 25.0% and 16.9%, respectively, within this time period. (*State of California EDD, 2016–2026 Industry Employment Projections*). Table II-6 shows examples of typical jobs and associated mean hourly wages and estimated annual wages in the Sacramento-Roseville-Arden-Arcade MSA .

Table II-6. Examples of Occupations and Wages – Sacramento-Roseville-Arden-Arcade MSA (2020)

Standard for 1 Adult in Yolo County	Hourly Wages	Estimated Annual Wages
Living Wage	$13.49	$26,980
Poverty Wage	$6.00	$12,000
Minimum Wage	$12.00	$24,000
Occupation Title	**Mean Hourly Wage**	
Management	$58.40	$116,800
Business and Financial Operations	$37.93	$75,860
Computer and Mathematical	$47.24	$94,480
Architecture and Engineering	$49.15	$98,300
Life, Physical and Social Science	$38.62	$77,240
Community and Social Services	$29.07	$58,140
Legal	$57.53	$115,060
Education, Training and Library	$31.43	$62,860
Arts, Design, Entertainment, Sports and Media	$29.77	$59,540
Healthcare Practitioner and Technical	$53.73	$107,460
Healthcare Support	$16.52	$33,040
Protective Service	$30.16	$60,320
Food Preparation and Serving Related	$14.25	$28,500
Building and Grounds Cleaning and Maintenance	$17.75	$35,500
Personal Care and Services	$16.21	$32,420
Sales and Related	$22.20	$44,400
Office and Administrative Support	$21.80	$43,600
Farming, Fishing and Forestry	$14.93	$29,860
Construction and Extraction	$28.74	$57,480
Installation, Maintenance and Repair	$26.82	$53,640
Production	$21.02	$42,040
Transportation and Material Moving	$18.79	$37,580

Wages below the living wage for one adult supporting one child are in italics.
Annual wages assumed wages paid for 2,000 hours per year (50 weeks times 40 hours per week).
Source: MIT Living Wage Calculator for Yolo County, California 2019.
State of California EDD, Occupational Employment and Wage 2020 – 1st Quarter Data, June 2020.

D. HOUSEHOLD PROFILE

Household size and type, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section details the various household characteristics affecting housing needs in Winters.

1. HOUSEHOLD CHARACTERISTICS

According to the Census, a household is defined as all persons living in a housing unit. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone.

A housing unit is defined by the Census as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

People living in retirement homes or other group living situations are not considered "households" for the purpose of the U.S. Census count. The household characteristics in a community, including household size, income, and the presence of special needs households, are important factors in determining the size and type of housing needed in the County.

Table II-7 below identifies households by tenure and ages of householder in Winters and Yolo County in 2017 based on ACS data from 2013–2017. In Winters, 69% of households own their home and 31% rent. The City's renter rate is lower, and conversely the homeowner rate is higher, than Yolo County's, which has 52% homeowner households and 48% renter households. In Winters, homeowner households are generally headed by older residents, with 53% of households headed by a resident 55 years of age or older. Households who rent their homes are generally younger; only about 28% of renter households are headed by a person over the age of 55. Similarly, in Yolo County, 54% of homeowner households are headed by a resident 55 years of age of older and only about 20% of renter households are headed by a person over the age of 55.

Table II-7. Households by Tenure and Age (2017)

	Winters		Yolo County	
	Number	%	Number	%
Total:	**2,281**	**-**	**72,845**	**-**
Owner Occupied:	**1,579**	**69%**	**37,809**	**52%**
Householder 15 to 24 years	0	0%	524	1%
Householder 25 to 34 years	223	14%	2,976	8%
Householder 35 to 44 years	190	12%	6,077	16%
Householder 45 to 54 years	324	21%	7,938	21%
Householder 55 to 64 years	568	36%	9,076	24%
Householder 65 to 74 years	187	12%	6,675	18%
Householder 75 to 84 years	51	3%	3,083	8%
Householder 85 years and older	36	2%	1,460	4%
Renter Occupied:	**702**	**31%**	**35,036**	**48%**
Householder 15 to 24 years	66	9%	7,714	22%
Householder 25 to 34 years	47	7%	8,652	25%
Householder 35 to 44 years	218	31%	6,263	18%
Householder 45 to 54 years	175	25%	5,315	15%
Householder 55 to 64 years	160	23%	3,120	9%
Householder 65 to 74 years	22	3%	2,032	6%
Householder 75 to 84 years	0	0%	1,093	3%
Householder 85 years and older	14	2%	757	2%

Source: 2020 SACOG 6th Cycle Housing Element Data Package 1 – Yolo County (ACS 2013-2017, 5 Year (B25007))

Table II-8 identifies the household sizes by housing tenure. In 2017, the majority of households consisted of 2 to 4 persons. Large households of 5 or more persons only made up 15.9% of the total households in Winters and 11.3% of total households in Yolo County. Additionally, the average household size in Winters in 2017 for an owner-occupied unit was 3.1 persons per household and 3.1 persons per household for a renter-occupied unit. While the average household size of owner-occupied units declined from 3.5 in 2010 to 3.1 in 2017 (2.48 in 2016 to 2.52 in 2010), the average household size in rental-occupied units increased from 2.6 in 2010 to 3.1 in 2017. (*Source: U.S. Census Bureau, 2013-2017 and 2006-2010 American Community Survey reports*).

Table II-8. Household Size by Tenure (2017)

	Winters		Yolo County	
	#	%	#	%
Owner	**1,579**	**100%**	**37,809**	**100%**
Householder living alone	259	16.4%	8,023	21.2%
Households 2–4 persons	1,026	65%	25,561	67.6%
Large households 5+ persons	294	18.6%	4,225	11.2%
Average Household Size	3.1 persons		2.8 persons	
Rental	**702**	**100%**	**35,036**	**100%**
Householder living alone	98	39.3%	9,339	26.7%
Households 2–4 persons	536	49.7%	21,685	61.9%
Large households 5+ persons	68	11%	4,012	11.5%
Average Household Size	3.1 persons		2.8 persons	
Total:	**2,281**	**100%**	**72,845**	**100%**
Total Householder living alone	357	15.7%	17,362	23.8%
Households 2–4 persons	1,562	68.5%	47,246	64.9%
Large households 5+ persons	362	15.9%	8,237	11.3%
Average Household Size	3.1 persons		2.8 persons	

Source: 2020 SACOG 6th Cycle Housing Element Data Package – Yolo County (ACS B25009 2013-2017, 5 Year)
ACS 2013-2017, 5-Year Estimates (Table DP04)

2. HOUSEHOLD INCOME

Household income is one of the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic necessities of life.

INCOME CHARACTERISTICS

According to HCD, the estimated median household income (AMI) for a four-person family in the State of California in 2019 was $82,200. The estimated median household incomes for Yolo County, where Winters is located, in 2019 was $87,900, while nearby Sacramento and Placer Counties had the same median income of $83,600 and Solano County had a median income of $85,700.

INCOME BY HOUSEHOLD TYPE AND TENURE

Table II-9 shows the income level of Winters residents by household tenure. A significantly higher percentage of renter households (58.7%) were lower income (<80% median) compared to lower-income residents who owned their homes (38.9%). The high incidence of lower income renter households is of particular significance as market rents in Winters exceed the level of affordability for lower-income households. As shown in Table II-10, all lower income households, including both renter and homeowner households, are more likely to pay more than 30% of their income for housing. This issue is further evaluated in the Housing Affordability section.

Table II-9. Income by Owner/Renter Tenure – Winters (2016)						
Income Level	Renters		Owners		Total	
	Number	%	Number	%	Number	%
Extremely Low Income (<30% AMI)	55	6.8%	215	14.0%	270	11.6%
Very Low Income (31–50% AMI)	155	19.4%	160	10.5%	315	13.5%
Low Income (51–80% AMI)	260	32.5%	220	14.4%	480	20.6%
Moderate Income & Above (>80% AMI)	330	41.3%	935	61.1%	1,265	54.3%
Total	800		1,530	100%	2,330	100%
Source: SACOG 2020 6th Cycle Housing Element Data Package – Yolo County (HUD Comprehensive Housing Affordability Strategy (CHAS) Data 2006-2016)						

As indicated by Table II-10, there is a significant variation in cost burden (overpaying for housing) by income level. Approximately 804 (38.9%) of households in Winters overpay for housing, which is slightly higher than percent of households (37.8%) in Yolo County overpaying for housing. The majority of households in Winters overpaying for housing are in the extremely low (225 households overpaying), very low (175 households overpaying), and low (280 households overpaying) categories. In Winters, more owner households overpay for housing (549 owner households overpaying) than renter households (255 renter households overpaying). Conversely, in Yolo County, more renter households overpay for housing than owner households.

Table II-10. Housing Characteristics (Tenure, Overpayment) by Income Level (2016)				
Total Households Characteristics	Winters		Yolo County	
	Number	% of Total	Number	% of Total
Total Households	2,330	100.0%	72,545	100.0%
Total Renter households	800	34.3%	35,350	48.7%
Total Owner households	1,530	65.7%	37,195	51.3%
Total lower income (0-80% AMI) households	1,065	45.7%	34,885	48.1%
Lower income renters (0-80%)	470	20.2%	24,340	33.6%
Lower income owners (0-80%)	595	25.5%	10,545	14.5%
Extremely low income renters (0-30% AMI)	55	2.4%	11,015	15.2%
Extremely low income owners (0-30% AMI)	215	9.2%	2,645	3.6%
Low, Very Low, and Extremely Low Income Households Overpaying for Housing				
Lower Income Paying More than 30%	680	29.2%	22,690	31.3%
Lower Income Renter Overpaying	235	10.1%	16,915	23.3%
Lower Income Owner Overpaying	445	19.1%	5,775	8.0%
Extremely Low Income (0-30%)	*225*	*9.7%*	*10,395*	*14.3%*
Very Low Income Overpaying (30-50% AMI)	*175*	*7.5%*	*6,575*	*9.1%*
Low Income Overpaying (50 -80% AMI)	*280*	*12.0%*	*5,720*	*7.9%*
Low, Very Low, and Extremely Low Income Households Severely Overpaying for Housing				
Lower Income Paying More Than 50%	405	17.4%	13,230	18.2%
Lower Income Renter Severely Overpaying	35	1.5%	10,035	13.8%
Lower Income Owner Severely Overpaying	370	15.9%	3,195	4.4%
Extremely Low Income (0-30%)	*225*	*9.7%*	*8,855*	*12.2%*
Extremely Low Income Renter Severely Overpaying	*35*	*1.5%*	*7,380*	*10.2%*
Extremely Low Income Owner Severely Overpaying	*190*	*8.2%*	*1,475*	*2.0%*

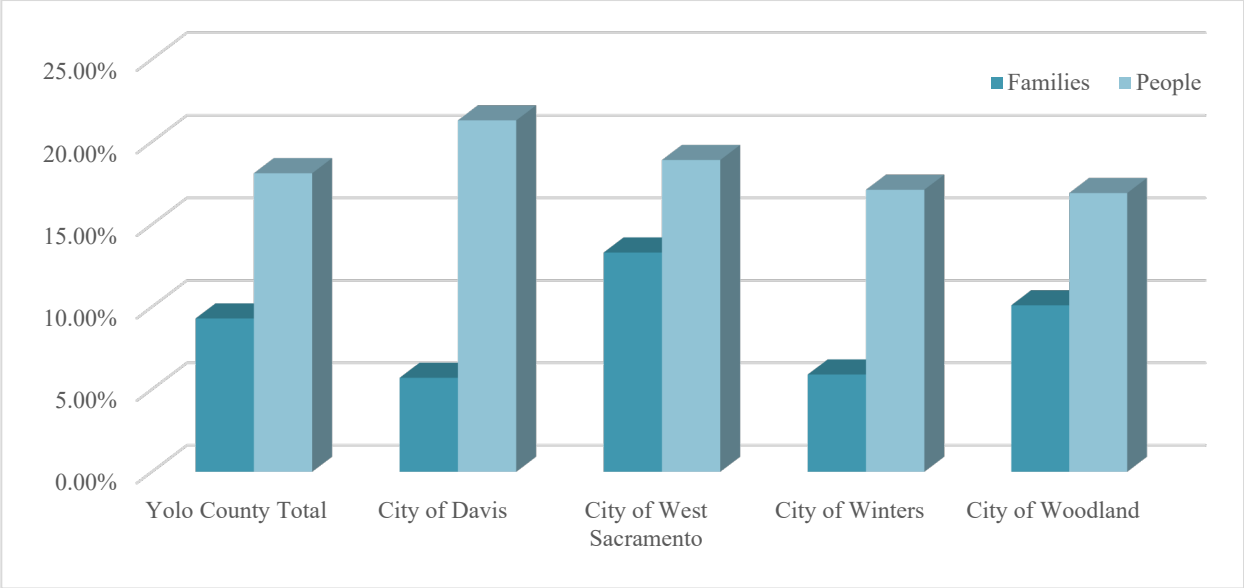
Table II-10. Housing Characteristics (Tenure, Overpayment) by Income Level (2016)				
Total Households Characteristics	Winters		Yolo County	
	Number	% of Total	Number	% of Total
Very Low Income Severely Overpaying (30-50% AMI)	*90*	*3.9%*	*3,035*	*4.2%*
Low Income Severely Overpaying (50-80% AMI)	*90*	*3.9%*	*1,340*	*1.8%*
Total Households Overpaying	804	38.9%	27,445	37.8%
Total Renter Households Overpaying	255	10.9%	18,065	24.9%
Total Owner Households Overpaying	549	23.6%	9,380	12.9%
Total Households Overpaying 30-50% Income for Housing	355	15.2%	13,540	18.7%
Total Households Severely Overpaying 50% of Income or More for Housing	449	19.3%	13,905	19.2%
Source SACOG 2020 6th Cycle Housing Element Data Package – Yolo County (HUD CHAS Data 2006-2016)				

HOUSEHOLDS IN POVERTY

The level of poverty in a jurisdiction often influences the need for housing to accommodate those persons and families in the Very Low and Low-income categories. The U.S. Census Bureau measures poverty by using a set of money income thresholds that vary by family size and composition of who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. For example, the poverty threshold for a family of two with no children would be $17,120, a household of two with a householder aged 65 or older and no children has a poverty threshold of $15,453, and the poverty threshold of a family of four with two children under the age of 18 would be $25,926. (*Source: U.S. Census Bureau, 2019).*

Poverty rates in Winters are shown in Figure II-1, which compares the numbers of families living in poverty in the Winters to those living in Yolo County and the three other cities within the County. Individuals in Davis have the highest chance under the poverty line while families in Davis and Winters are least likely to be under the poverty line. In 2011, 8.5% or 144 families were listed as living below the poverty level. Corresponding numbers for 2017 show that the poverty rate decreased to 5.9% in 2017.

Figure II-1. Percentage of Families & People Living in Poverty (2017)



Source: SACOG 2020 6th Cycle Housing Element Data Package #2 (ACS data 2013-2017 B17001 and B17012)

Table II-11 shows poverty rates for Winters, with a focus on female-headed households. Overall, 98 of 1,666 households were in poverty (5.9%). Although female-headed households made up only 4.6% of all households, they accounted for 28.6% of households in poverty.

Table II-11. Households in Poverty in Winters (2017)

Household Type	Winters	
	Number	Percent
Total Households	**1,666**	**100.0%**
Female Headed Households	76	4.6%
Total Families Under the Poverty Level	**98**	**5.9%**
Female Headed Households Under the Poverty Level	28	28.6%

Source: SACOG 2020 6th Cycle Housing Element Data Package #2 (ACS data 2013-2017 B17012)

EXTREMELY LOW-INCOME HOUSEHOLDS

Extremely low-income (ELI) households are defined as those earning up to 30% of the area median household income. For Yolo County, the median household income in 2019 was $87,900. For ELI households in Yolo County, this results in an income of $26,350 or less for a four person household or $18,450 for a one-person household. ELI households have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as social security insurance or disability insurance are considered ELI households. Table II-12 provides representative occupations with hourly wages that are within or close to the ELI income range. As shown in Table II-9, ELI households make up 11.6% of all households in Winters. Based on Tables II-9 and II-10, approximately 83% of ELI households in Winters pay more than 30% of their incomes for housing.

Table II-12. Occupations with Wages for Extremely Low Income Households in Yolo County (2019)

Occupation Title	Median Hourly Wage	Median Annual Wages
Gaming Dealers	$10.75	$22,362
Dishwashers	$11.24	$23,391
Ushers, Lobby Attendants, and Ticket Takers	$11.26	$23,432
Dining Room and Cafeteria Attendants and Bartender Helpers	$11.31	$23,545
Telemarketers	$11.39	$23,698
Cashiers	$11.43	$23,770
Meat, Poultry, and Fish Cutters and Trimmers	$11.49	$23,910
Combined Food Preparation and Serving Workers, including Fast Food	$11.52	$23,967
Farmworkers and Laborers, Crop, Nursery and Greenhouse	$11.56	$24,062
Cooks, Fast Food	$11.57	$24,059

Source: Employment Development Department, Long-Term Occupational Employment Projections 2016–2026 (updated September 2019)

Pursuant to Government Code Section 65583(a)(1), 50% of the City's very low-income regional housing needs assigned by HCD are extremely low-income households. As a result, from the very low-income need of 125 units, the City has a projected need of 63 units for extremely low-income households. Based on current figures, extremely low-income households will most likely be facing an overpayment, overcrowding, or substandard housing conditions. Some extremely low-income households could include individuals with mental or other disabilities and special needs. To address the range of needs of ELI households, Winters will implement several programs including the following programs (refer to the Housing Plan for more detailed descriptions of these programs):

- Program II.4 (Affordable Housing Steering Committee Program)
- Program II.5 (Inclusionary Housing Ordinance Program)

- Program II.6 (Displacement/Relocation Assistance and Replacement of Affordable Units Program)
- Program II.9 (Monitor Changes in Federal and State Housing, Planning, and Zoning Laws Program)
- Program II.10 (Zoning Ordinance Amendments – Housing Constraints)
- Program II.12 (Density Bonus Program)
- Program II.13 (Facilitate Affordable and Special Needs Housing Construction Program)
- Program II.14 (Housing Rehabilitation Program)
- Program II.18 (Yolo County Housing Coordination and Housing Voucher Expansion Program)
- Program II.19 (Homeless Support Program)
- Program II.21 (Conservation of Existing and Future Affordable Units Program)
- Program II.23 (In Lieu Fee Reduction Program)
- Program II.24 (Universal Design Program)
- Program II.27 (Housing Diversification Program)
- Program II.28 (Reasonable Accommodations Program)

3. SPECIAL NEEDS POPULATIONS

Government Code Section 65583(a)(7) requires a Housing Element to address special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The needs of these groups often call for targeted program responses, such as temporary housing, preservation of residential hotels, housing with features to make it more accessible, and the development of four-bedroom apartments. Special needs groups have been identified and, to the degree possible, responsive programs are provided. A principal emphasis in addressing the needs of these group is to continue to seek State technical assistance grants to identify the extent and location of those with special needs and identify ways and means to assist them. Local government budget limitations may act to limit effectiveness in implementing programs for this group. Please refer to Section II-H of this Element which provide information related to agencies and programs that serve special needs populations in Yolo County.

SENIOR HOUSEHOLDS

Table II-13 below compares senior households and populations in Winters between the years 2000, 2010, and 2017. In 2017, there were 310 households with a head of household who is 65 years of age or older representing 13.6% of all households in Winters. Overall, the number of households with a head of household who is 65 years or older decreased by about 19.3% or 74 households when compared to 2010. In 2000, the number of head of households who were 65 years or older was 311 or 1 more household than in 2017; however, the percent of households with a household who were 65 years or older was 2.7 percent higher in 2000 (16.3%) than in 2017 (13.6%).

As shown in Table II-13, the vast majority of the senior households owned their own homes, with 274 households with a householder 65 years of age or older living in owner-occupied units; only 36 of these households lived in rental housing. The 2012-2017 ACS data indicates that 52 or 8.2% of seniors 65 and older live below the poverty level in Winters. Additional information related to senior households relative to overall households is provided in Table II-14 and Table II-7, which summarizes households by age and tenure.

The overall population in the Winters increased by approximately 6.6% between 2010 and 2017 with the number of 65+ persons also increasing by 4.8%. Additionally, the median age in the Winters increased by nearly five years between 2000 and 2010 from 31.1 to 35.9 and between 2010 to 2017 the median age increased by about two years from 35.9 to 37.6. This aging trend in Winters is much larger than the overall states increase of about 2 years from 33.3 in 2000 to 34.9 in 2010 and about 1 year from

34.9 in 2010 to 36.1 in 2017. The continuing growth in 65+ persons in the City indicates a need to provide more services for this segment of the community.

Table II-13. Senior Household Trends and Population – Winters

Household by Age and Tenure	Winters		
	2000	2010	2017
Total Owner Occupied:	**1,314**	**1,335**	**1,579**
Owner Householders 65 years and over	237	284	274
Total Renter Occupied:	**593**	**762**	**702**
Renter Householders 65 years and over	74	100	36
Total Occupied Households	**1,907**	**2,097**	**2,281**
Total Householder 65 years and over	311	384	310
Total Population	**6,125**	**6,624**	**7,059**
Total Population 65 years and over	477	601	630

Source:
SACOG 2020 6th Cycle Housing Element Data Package – Yolo County (ACS 2014 -- 2018 – B25007)
SACOG 2020 6th Cycle Housing Element Data Package 2 (Census Bureau, 2010 Census. U.S. Census Bureau, 2000 Census. (Table H016))

Because seniors tend to live on fixed incomes dictated by Social Security and other retirement benefits, those who do not own their homes are significantly affected by rising housing costs. Also, while some seniors may prefer to live in single-family detached homes, others may desire smaller, more affordable homes with less upkeep, such as condominiums, townhouses, apartments, or mobile homes. According to the DOF E-5 Report, in 2019 about 73.2% of Winters' housing stock was made up of single-family detached homes, leaving 26.8% of the housing stock for those who choose to or must live in other forms of housing (see Table II-19). As described in Chapter III, the County's zoning and land use regulations accommodate a range of housing types that serve the senior population, including single-family housing, multi-family housing, mobile homes, senior housing, and care facilities.

There are several programs and services for the County's senior citizens; many of which serve the disabled or otherwise underprivileged groups. Programs and services for seniors and their families and caregivers are summarized in Section II-H.

PERSONS WITH DISABILITIES

A "disability" includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a persons' mobility or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation.

- Individuals with a mobility, visual, or hearing limitation may require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.

- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage than the population at large are low-income and their special housing needs are often more costly than conventional housing.

Table II-14 compares the employment status of persons with and without a disability in 2014 and 2018. Between 2014 and 2018 there was 5.2% increase in the number of persons with a disability in Winters; however, the number of persons employed with a disability decreased by 35.1% from 171 persons in 2014 to 111 persons in 2018. Additionally, the number of persons unemployed with a disability also decreased by 84.9% from 93 persons in 2014 to 14 in 2018. Conversely, the number of persons with a disability not in the labor force increased by about 74.9% from 219 persons in 2014 to 383 persons in 2018.

Table II-14. Persons with Disability by Employment Status – Winters (2014, 2018)

	2014		2018	
	Number	Percent	Number	Percent
In the Labor Force:	3,634	81.0%	3,567	76.4%
Employed:	3,280	90.3%	3,312	92.9%
With a Disability	171	5.2%	111	3.4%
No Disability	3,109	94.8%	3,201	96.6%
Unemployed:	354	9.7%	255	7.1%
With a Disability	93	26.3%	14	5.5%
No Disability	261	73.7%	241	94.5%
Not in the Labor Force:	853	19.0%	1,102	23.6%
With a Disability	219	25.7%	383	34.8%
No Disability	634	74.3%	719	65.2%
Total:	4,487	100%	4,669	100%
With a Disability	483	10.8%	508	10.9%
No Disability	4,004	89.2%	4,161	89.1%

Source: SACOG 2020 6th Cycle Housing Element Data Package 2 (ACS 2010 – 2014, and 2014 – 2018- C18120)

Table II-15 presents data on the types of disabilities for Winters and Yolo County residents based on the ACS 2017 Data; persons may have more than one disability resulting in the total number of disabilities exceeded the total number of disabled persons shown in Table II-14. For persons ages 0 to 64, the most common disabilities are ambulatory difficulties (48.4%), independent living difficulties (31.0%) and hearing difficulties (22.3%). For the population of ages 65 and over, the most common disabilities are hearing difficulties (16.9%), followed by independent living difficulties (11.8%), and ambulatory difficulties (10.6%).

Table II-15. Persons with Disabilities by Disability Type and Age (2017)

	Winters		Yolo County	
	Number	Percent	Number	Percent
Total Disabilities Tallied	611	100.0%	20,922	100.0%
Total Disabilities for Ages 0–64	464	75.9%	12,267	54.9%
Hearing Difficulty	136	22.3%	2,698	12.9%
Vision Difficulty	99	16.2%	2,275	8.4%
Cognitive Difficulty	112	18.3%	5,648	24.6%
Ambulatory Difficulty	296	48.4%	4,564	27.7%
Self-Care Difficulty	69	11.3%	2,005	12.7%

Independent Living Difficulty (Ages 18-64)	144	31.0%	3,567	29.1%
Total Disabilities for Ages 65 and Over	**147**	**24.1%**	**8,655**	**41.4%**
Hearing Difficulty	103	16.9%	4,210	20.1%
Vision Difficulty	14	2.3%	1,453	6.9%
Cognitive Difficulty	4	0.7%	2,070	9.9%
Ambulatory Difficulty	65	10.6%	4,991	23.9%
Self-Care Difficulty	18	2.9%	1,643	7.9%
Independent Living Difficulty	72	11.8%	3,506	16.8%
Source: SACOG 2020 6th Cycle Housing Element Data Package – Yolo County (ACS 2012-2016 - S1810)				

As described in Section III, the County's zoning and land use regulations accommodate a range of housing types that serve the disabled population, including residential care facilities for six or fewer persons which are treated as a single-family home, care facilities, and various housing types including multi-family housing and mobile homes. To address the range of needs of households with disabilities, Winters will implement several programs including the following programs (refer to the Housing Plan for more detailed descriptions of these programs):

- Program II.9 (Monitor Changes in Federal and State Housing, Planning, and Zoning Laws Program)
- Program II.10 (Zoning Ordinance Amendments – Housing Constraints)
- Program II.13 (Facilitate Affordable and Special Needs Housing Construction Program)
- Program II.14 (Housing Rehabilitation Program)
- Program II.17 (Title 15 Amendments Program)
- Program II.24 (Universal Design Program)
- Program II.25 (California Accessibility Standards Compliance Program)
- Program II.27 (Housing Diversification Program)
- Program II.28 (Reasonable Accommodations Program)

PERSONS WITH DEVELOPMENTAL DISABILITIES

A developmental disability is a disability which originates before an individual attains age 18, continues or can be expected to continue indefinitely, and constitutes a substantial disability for the individual. This term includes intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability, but shall not include other handicapping conditions that are solely physical in nature. (Lanterman Act, Welfare and Institutions Code, Section 4512.)

Alta California Regional Center (ACRC) is responsible for serving developmentally disabled residents of the 10 counties in northern California (i.e., Alpine, Colusa, El Dorado, Nevada, Placer, Sacramento, Sierra, Sutter, Yolo, and Yuba Counties). The ACRC budget for fiscal year 2018–2019 showed almost 98.6% or $446,965,082 of the $453,375,165 expense budget was allocated to program services for clients and 1.4 % or $6,410,083 was allocated to supporting services for management and general operational expenses.

While the US Census reports on a broad range of disabilities, the Census does not identify the subpopulation that has a developmental disability. The ACRC maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments, and reports that there are 1,679 developmentally disabled persons in Yolo County (Source: ACRC Client Statistics as of 11/1/2018). The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code, so the data reflects a larger area than the City of Winters, however, approximately 68.7% of the population within the zip code resides in Winters based on 2013-2018

ACS population data. As shown in Table II-16, the DDS data indicates that a total of 67 developmentally persons reside in zip code 95694; applying Winter's share of the population in the zip code results in an estimate of 46 living in the City.

Table II-16. Developmental Disabilities by Age (2018)

	0 to 17 Years	18+ Years	Total
95694/Winters	41	26	67
City of Winters	28	18	46

Source: SACOG 2020 6th Cycle Housing Element Data Package – Yolo County (DDS, 2018 Developmental Disabilities by Zip Code); De Novo Planning Group, 2020

Table II-17 breaks down the developmentally disabled population by residence type for the 95694 zip code as well as an estimate for the City based on the City's share of the total population in zip code 95694. Of these persons, the majority (38) live at home with a parent or guardian and less than 24 live independently, in a community care environment, or foster/family home. Countywide, approximately 77% (<1,495) of developmentally disabled persons reside in the homes of their families or private guardians while about 12.4% (<241) reside in independent living facilities. Approximately 3.6% (<71) live in some form of community care unit. These distributions are fairly consistent with the client statistics for the ACRC service area, which notes 77.2% of developmentally disabled persons reside in homes of their families or private guardians and 12.3% of developmentally disabled persons reside in independent living or supported living situations.

Table II-17 Developmental Disabilities by Residence Type (2018)

Zip Code	Home of Parent, Family, or Guardian	Independent / Supported Living	Community Care Facility	Intermediate Care Facility	Foster / Family Home	Other	Total
95694/Winters	56	<11	<11	0	<11	0	>56
City of Winters	38	<8	<8	0	<8	0	>38

Source: SACOG 2020 6th Cycle Housing Element Data Package – Yolo County (DDS, 2018 Developmental Disabilities by Zip Code); De Novo Planning Group, 2020

Compared to the Department of Developmental Services Quarterly data from 2012, the number of developmental disabilities in Zip Code 95694 increased by at least 45.6% from 46 developmentally disabled persons in 2012 to 67 in 2018, indicating that demand for affordable, accessible housing for its clients will likely increase. While the majority of developmentally disabled persons in Winters and the County live with their parents, many need a supportive living environment, such as in-home care, a residential care home, or a community living facility. While many persons with developmental disabilities are eligible for various subsidy and assistance programs, many are unable to secure needed subsidized housing. Many of the individuals living with their parents will need alternative housing options as their parents age. This cycle triggers a need to explore other feasible housing alternatives, including in-home supportive care and adult residential care homes and facilities. Resources for persons with developmental disabilities are described in Section II-H.

As described in Section III, the City's zoning and land use regulations accommodate a range of housing types that serve the developmentally disabled population, including single-family housing, multi-family housing, and mobile homes for persons living with their family or guardian. To address the range of needs of households with developmental disabilities, Program II.10 (Zoning Ordinance Amendments – Housing Constraints) of the Housing Plan will ensure the City updates to specify that residential care facilities that serve six or fewer persons will be treated as a residential use subject to the same permit requirements as a single-family home in all zoning districts. Additionally, the Program will require the City to update the Zoning Ordinance to define residential care facilities for more than six persons, which is currently not defined.

LARGE HOUSEHOLDS

Government Code Section 65583(a)(C) requires an analysis of housing needs for large families, those with five or more members. Large family households comprised 15.9%, or 362, of the total households in Winters according to the 2013–2017 ACS (see

Table II-18 below). As shown in Table II-18, approximately 81% of large households in Winters owned their own homes. Additionally, 5-person households make up nearly 76% of the large family households in Winters with households with 6 or more persons accounting for the remaining 24% of large households.

Table II-18. Large Households in Winters (2017)

Householder Type	Winters	
	Number	Percent
Owner Households	**1,579**	**69.2%**
5-Person Household	225	9.9%
6-Person Household	22	1.0%
7-or-more Person Household	47	2.1%
Renter Households	**702**	**30.8%**
5-Person Household	50	2.2%
6-Person Household	18	0.86%
7-or-more Person Household	0	0%
Combined Total	**2,281**	**100.0%**
5-Person Household	275	12.1%
6-Person Household	40	1.8%
7-or-more Person Household	47	2.1%

Source: U.S. Census Bureau, ACS 2013-2017 (B25009)

The needs of large families are unique in that they require more space to satisfy minimum household needs. The increase in average household size Statewide is, to some extent, linked to the subject of overcrowding. Overcrowding is defined as more than one person per room; as shown in Table II-29, 5.1% of households in Winters live in overcrowded conditions. To ameliorate this impact in Winters, an increase in the number of affordable housing units with four bedrooms or more is needed. In many cases, housing units of this size constitute a small portion of the total housing supply, forcing families to continue to live in what may be considered as overcrowded units. To address this large household need, Program II.13 (Facilitate Affordable and Special Needs Housing Construction Program) ensures the City will 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, as well as households with special needs, including large families. Additionally, this Program provides for fee reduction or deferral opportunities for affordable and special housing projects that address the needs of large families.

FARMWORKERS

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

Estimating the size of the agricultural labor force can be problematic as farmworkers are historically undercounted by the census and other data sources. For instance, the U.S. Census Bureau does not track farm labor separate from mining, fishing and hunting, and forestry, nor does the U.S. Census Bureau provide definitions that address the specific nuances of farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business versus agricultural field). As shown in Table II-5, 219 persons (6.3% of Winters residents in the labor force) were estimated to be employed in the agriculture, forestry, fishing, hunting, and mining industry based on 2014-2018 ACS data.

Data supplied by the United States Department of Agriculture, National Agriculture Statistics Service (USDA) reveals the breakdown of farm labor employment and the labor expense for Yolo County as shown in Table II-19. The 2017 USDA data is the most recent available data that provides a focused analysis of farming activities and employment in the County. Table II-20 provides a

breakdown of farm labor employment by days worked. The data from this table indicates that Countywide, there were 4,506 farmworkers in 2017. Of these farmworkers, 2,600 worked more than 150 days a year and 1,906 worked less than 150 days per year and are likely seasonal workers.

Table II-19. Yolo County Farmworkers – County-wide (2017)

Hired Farm Labor	Farm Operations	Workers	Total Payroll
Yolo County	467	4,506	$111,380,000
Source: 2017 USDA Agricultural Census Data, Table 7			

Table II-20. Yolo County Farm Labor Employment (2017)

Hired Farm Labor	Farm Operations	Workers
150 Days or More	313	2,600
Less Than 150 Days	315	1,906
Source: 2017 USDA Agricultural Census Data, Table 7		

Winters is located in Yolo County, which is situated in the rich agricultural regions of California's Central Valley and the Sacramento River Delta. For this reason, the County has a large agricultural industry and is a significant producer of agricultural commodities. According to the most recent Yolo County Agricultural Crop Report, the gross value of agricultural production in the County reached $765,231,000 in 2019 representing an increase of $89,335,000 or 13.2% above 2018's value. The top three crops for the region were almonds, wine grapes, and tomatoes respectively.[1] A large portion of farmworkers in Yolo County are permanent year-round residents that live locally, either in rural towns close to farms or in the cities, particularly Winters and Woodland, where there are more affordable housing options[2]. However, the Yolo County Agricultural Labor Report noted that there still is a lack of affordable housing for farmworkers that are low-income in Yolo County, resulting in long waiting lists for low income housing. Additionally, the migrant housing units generally do not accept single adults, further reducing farmworkers options. The limited and high cost of housing market results in many people crowding together in private rentals or commuting from areas where they are able to obtain housing.

Table II-21 summarizes the farmworker housing units in Yolo County, as presented in the USDA 2017 Agricultural Census for Yolo County. The permanent housing facility is called Mutual Housing at Spring Lake and is located at 2170 Farmers Central Road in Woodland. While the USDA 2017 Agricultural Census identifies 13 permanent farmworker units, the SACOG 2020 6th Cycle Housing Element Data Package identifies that the Mutual Housing at Spring Lake project provides a total of 100 affordable units. The two Migrant Centers (Seasonal) in Yolo County include the Davis Migrant Housing Center located at 31150 Country Road 105 in Dixon, CA (within unincorporated Yolo County) and the Madison Migrant Housing Center located at 29289 State Highway 16 in Madison, CA. In total, the two Migrant Centers (Seasonal) provide housing for 150 farmworkers. Resources available for farmworkers are described in Section II-H.

1 Yolo County. *Yolo County Agricultural Crop Report 2019. Access:* https://www.yolocounty.org/home/showdocument?id=65348

2 Yolo County Board of Supervisors. *Yolo County Agricultural Labor*. September 26, 2017. *Access:* https://yoloagenda.yolocounty.org/docs/2018/BOS/20180710_1905/7413_Agricultural%20Labor%20Report-Final.pdf

Table II-21. Yolo County Farmworker Housing Units					
Joe Serna Farm Work Grant Program					
Projects			Total Units		
1			46		
Employee Housing Facilities					
Facilities	Permanent Facilities (PF)	# of PF Employees	Seasonal Facilities (SF)	# of SF Employees	Totals
3	1	13	2	52	65
Migrant Centers (Seasonal)					
Centers	Units				
2	150				
Source: SACOG 2020 6th Cycle Housing Element Data Package – Yolo County (HCD - USDA Agricultural Census Data)					

The publication by the Housing and Community Development Department titled "Housing Element Questions and Answers – A Guide to the Preparation of Housing Elements, June 2001," explains that "sites identified for farmworker housing should facilitate the provision of housing for agricultural workers while minimizing the development of prime agricultural land to urban uses. These sites should also have characteristics relating to location, zoning and development standards which would be appropriate for their use for housing for farmworkers. Where a need for farmworker housing has been identified, the program should identify zones where housing for permanent and, where appropriate, for migrant farmworkers as allowed."

Farmworker housing is defined in the Winters Zoning Code as "a housing accommodation developed for and/or provided to farmworkers and shall consist of any living quarters, dwelling, boarding house, tent, barracks, bunkhouse, maintenance-of-way car, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodation maintained in one or more buildings and on one or more sites." In Winters, farmworker housing is accommodated as either a farmworker dwelling unit or a farmworker housing complex. A farmworker dwelling unit refers to a single-family residential unit occupied by a maximum of six farmworkers at any one time. Conversely, farmworker housing complex is defined as farmworker housing other than a farmworker dwelling unit that (1) contains a maximum of thirty-six (36) beds if the housing consists of any group living quarters, such as barracks or a bunkhouse, and is occupied exclusively by farmworkers; or (2) contains a maximum of twelve (12) residential units occupied exclusively by farmworkers and their households, if the housing does not consist of any group living quarters. The Winters Zoning Code states that farmworker dwelling units are permitted by-right in all residential zones (i.e., R-1, R-2, R-3, R-4), the A-1 zone, and the D-B zones while farmworker housing complexes are permitted by-right in the A-1, R-3, and R-4 zones. Additionally, the Winters Zoning Code states that farmworker housing must comply with all applicable state laws, which could include California Health and Safety Code Sections 17008 and 17021 and the California Mobilehome Parks Act. Chapter IV, Constraints, provides additional discussion of current requirements of State law related to employee housing, including housing for agricultural employees.

FEMALE HEADS OF HOUSEHOLDS

Households with female heads make up approximately 4.6% of households in Winters (See Table II-11, Households in Poverty). In 2017, about 36.8% of female-headed households in Winters had incomes below the poverty line, and female-headed households make up 28.6% of all households in poverty in Winters. Single female-headed households with children present would benefit from affordable housing types, particularly housing targeted at the ELI group, as well as housing located in the vicinity of daycare, schools, and other services. Battered women with children comprise a sub-group of female-headed households that are especially in need.

In Winters, there are a number of social service providers and emergency housing facilities serving women in need. For example, the Empower Yolo is an organization in Yolo County that assists families and victims affected by domestic violence, sexual assault, stalking, human trafficking, and child abuse. Empower Yolo's mission is to promote safe, healthy, and resilient communities. Specifically, Empower Yolo operates a twenty-four-hour crisis intervention, emergency shelters, supportive/transitional housing,

confidential counseling, training, legal assistance, and other services for individuals and families affected by domestic violence, sexual assault, stalking, human trafficking, and child abuse. As described in Section II-H, there are also a number of health service providers, such as CommuniCare, as well as supportive, transitional, and emergency housing providers in Winters and Yolo County to assist low-income women and women with children.

Homeless And Other Groups In Need Of Temporary And Transitional Affordable Housing

Government Code Section 65583(a)(7) requires that the Housing Element include an analysis of the needs of homeless persons and families. The analysis must include: (1) estimates of the number of persons lacking shelter; (2) where feasible, a description of the characteristics of the homeless (i.e., those who are mentally ill, developmentally disabled, substance abusers, runaway youth); (3) an inventory of resources available in the community to assist the homeless; and (4) an assessment of unmet homeless needs, including the extent of the need for homeless shelters.

The law also requires that each jurisdiction address community needs and available resources for special-housing opportunities, known as transitional and supportive housing. These housing types provide the opportunity for families and individuals to "transition" from a homeless condition to permanent housing, often with the assistance of supportive services to assist individuals in gaining necessary life skills in support of independent living.

The following discussion addresses the requirements of Government Code Section 65583(a)(7). It should be noted that data on homeless families and individuals is not developed based on jurisdictional boundaries. The Davis/Woodland/Yolo County Continuum of Care (CA-521), hereafter known as the Yolo County Homeless and Poverty Action Coalition (HPAC), is a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Yolo County. The mission of HPAC is to provide leadership on homelessness and poverty in Yolo County with a vision to create and sustain a comprehensive, coordinated, and balanced array of human services for homeless and low-income individuals and families within Yolo County. The HPAC serves as a convening entity who hopes to achieve a synergistic relationship with the Strategic Plan to End Homelessness Executive Commission to achieve all of the goals in the Yolo County General and Strategic Plan to End Homelessness and to address issues of homelessness and poverty countywide.

As the primary coordinating body for homeless issues and assistance for a geographic area encompassing the entire county, the HPAC accomplishes a host of activities and programs vital to the community, including an annual point-in-time "snapshot" survey to identify and assess the needs of both the sheltered and unsheltered homeless, tracking homeless demographics using local service providers throughout the calendar year, and an annual action plan that helps direct community resources and actions in the form of comprehensive programs and activities.

Homeless Estimates

According to the HPAC, an estimate of the County's homeless population was undertaken in concert with the requirements of the U.S. Department of Housing and Urban Development (HUD) for participating Continuums of Care (CoCs) nationwide. Those mandates require that a point-in-time study be taken. This study allows service agencies and local governments to spot trends in homelessness and to evaluate the success of existing programs. It is also a tool for agencies and their partners to plan for programs and services to meet the needs of homeless individuals and families in the community and to use in applying for grant and other funding.

The HPAC conducted its 2019 Homeless Count in January 2019. The Homeless Count, also known as the Point-in-Time (PIT) Count, is a survey of individuals and families identified as experiencing sheltered or unsheltered homelessness within the boundaries of Yolo County on a single night in January. While HPAC conducted the majority of count activities on the morning of January 23, 2019, additional count activities occurred over the course of the seven days following the night January 22, 2019. This approach, known as a post-night count, allows enumerators several days to ensure a complete canvassing of the community. The majority of individuals counted in this way were those who had been sheltered in Emergency Shelter or Transitional Housing on the night of January 22, 2019. The one potential drawback to the "post-night count" approach is that it increases the chances

of double counting. In an effort to avoid double counting, enumerators collected the initials as well as birth month and year of each participant.

The 2019 PIT Count identified 655 total homeless persons Countywide, consisting of 258 sheltered and 397 unsheltered homeless. The Count did not separate data for Winters from the remaining unincorporated rural areas, so it is anticipated that the homeless persons in Winters is less than the total for Winters plus all rural areas, as those rural areas reflect the homeless population of all of the County's unincorporated communities, including Esparto, Dunnigan, Knights Landing, and Yolo. Anecdotally, City staff has identified that there is a need to coordinate with Solano County related to homelessness along the southern side of Putah Creek. Of the 655 total homeless persons, 35 were located in Winters and rural areas, including 0 sheltered and 35 unsheltered homeless persons. The number of homeless persons in Winters and the rural areas has increased by 337.5% between the 2017 PIT Count and the 2019 PIT Count, as shown in Table II-22. Additionally, the total number of homeless persons Countywide has increased by 42.7% or 196 homeless persons between the 2017 PIT and 2019 PIT Counts.

Table II-22. Homelessness in Yolo County (2019, 2017, 2015)

HPAC PIT Count	Winters			Countywide		
	Sheltered	Unsheltered	Total	Sheltered	Unsheltered	Total
Homelessness PIT Count 2019	0	35	35	258	397	655
Homelessness PIT Count 2017	0	8	8	250	209	459
Homelessness PIT Count 2015	n/a	n/a	n/a	305	193	498

Source: HPAC 2019 PIT Report; HPAC 2017 PIT Report; HPAC 2015 PIT Report

As shown above, the 2019 PIT Report identified 35 persons in Winters and the rural areas experiencing homelessness, representing 5.3% of the County's total homeless count of 655 individuals. All 35 of the homeless individuals in Winters and the rural areas were unsheltered.

Additional demographics for the 655 homeless individuals Countywide are shown below in Table II-23. Of the 655 homeless individuals Countywide, 46 homeless individuals in Yolo County are veterans, 46 are between 18 to 24 years old, 86 are children, 164 are chronically homeless, 308 have criminal convictions, and 131 are in family groups; it is noted that these characteristics are not discrete and there is overlap between these groups. Additionally, the HPAC 2019 PIT Count noted that of the 655 homeless individuals, 50% had at least one health issue. In total, 21% of homeless individuals had one health issue, 14% had two, 9% had three, and 6% had four or more health issues.

Table II-23. Yolo County Homeless Characteristics

Homeless Profile	Sheltered		Unsheltered		Combined	
	Number	%	Number	%	Number	%
Total Homeless Population	**258**	**100%**	**397**	**100%**	**655**	**100%**
Male	n/a	n/a	n/a	n/a	407	62.1%
Female	n/a	n/a	n/a	n/a	225	34.4%
Gender Non-Conforming/Unknown	n/a	n/a	n/a	n/a	23	3.5%
Additional Demographics						
Chronically Homeless	65	25.0%	99	25%	164	25%
Veteran	40	15.5%	6	1.5	46	7%
Felony Conviction	121	47.0%	187	47.0%	308	47.0%
Serious Mental Health Issues	46	17.8%	78	19.6%	124	19.0%
Substance Abuse Disorder	42	16.3%	135	34.0%	177	27.0%
Families	52	20.0%	79	20%	131	20%

Youth (18-24)	31	12.0%	15	3.8%	46	7.0%
Children	86	33.3%	0	0%	86	13.1%
Note: Respondents may be included in more than one subset. For example: a respondent may be a Veteran and also Chronically Homeless.						
Source: HPAC 2019 PIT Report						

Of the 655 homeless individuals that identified the duration and frequency of homelessness for the entire HPAC region, nearly 49% reported experiencing long-term homeless, which is defined as being continuously homeless for 12 months or longer. Additionally, 26% of the 655 homeless individuals reported being homeless fewer than 4 times, while 36% reported being homeless four or more times in the past three years and 25% said it was unknown. Approximately 164 of the 655 homeless individuals counted met the definition of being chronically homeless. HUD defines a chronically homeless individual as someone who has experienced homeless for a year or longer, or has experienced at least four episodes of homelessness in the last three years and also has a diagnosed disability that prevents them from maintaining work or housing.

EMERGENCY SHELTERS, TRANSITIONAL, AND SUPPORTIVE HOUSING

Resource Inventory

Homeless programs are primarily administered at the County-level through HPAC. HPAC maintains a list of services for homeless and low-income families. The most recent inventory of resources available within Yolo County for emergency shelters, transitional housing, and permanent supportive housing units comes from the 2019 Housing Inventory reported to the U.S. Department of Housing and Urban Development by the HPAC, also known as the Davis, Woodland/Yolo County CoC. Table II-24 below shows the total beds offered by homeless facilities in Yolo County and 643 total beds available Countywide, which are described in greater detail in the following paragraphs.

Table II-24. Homeless Facilities (2019)

	Davis, Woodland/Yolo County Continuum of Care Region					
Facility Type	**Family Units**	**Family Beds**	**Adult-Only Beds**	**Total Year-Round Beds**	***Seasonal***	***Overflow***
Emergency Shelter	30	111	98	209	*55*	*15*
Transitional Housing	9	32	27	59	*n/a*	*n/a*
Permanent Supportive Housing	13	39	103	142	*n/a*	*n/a*
Rapid Rehousing	69	205	28	233	*n/a*	*n/a*
Total Beds	**121**	**387**	**256**	**643**	***55***	***15***

Source: HUD 2019 Continuum of Care Homeless Assistance Programs – Housing Inventory County CoC Number: CA-521 (Davis, Woodland/Yolo County CoC). Url: https://files.hudexchange.info/reports/published/CoC_HIC_CoC_CA-521-2019_CA_2019.pdf

Emergency Shelters

13 emergency shelters are available to provide services in the HPAC region. According to the HUD 2019 Continuum of Care Housing Inventory County Report for the Davis, Woodland/Yolo County CoC, a total of 209-year-round beds are available; thus, emergency shelters comprise 32.5% of the total year-round beds in the County. The following year-round primary emergency shelters offer 336 shelter beds in Yolo County:

Provider/Facility	Client Type	Total Beds
City of Davis – Hotel/Motel	Single families, households with children, and single adults	11 bed
City of West Sacramento – Winter Warming Center	Seasonal beds	10 seasonal beds
Davis Community Meals and Housing – Emergency Shelter	Single adults	2 beds
Empower Yolo – Emergency Shelter	Single-adults and single families escaping domestic violence, sexual assault, or human trafficking	8 beds
Empower Yolo – Prop 47 Motels/Hotels	Single adults	1 bed

Empower Yolo – Wallace and Vannucci House	Single-adults and single families escaping domestic violence, sexual assault, or human trafficking	35 beds
Fourth & Hope – Emergency Shelter	Households with children, single women, and single men	65 beds (includes *15 overflow)*
Interfaith Rotating Winter Shelter of Davis	Seasonal beds	25 seasonal beds
Yolo County Health and Human Services – CalWORKs Housing Allocation	Single families and households with children	64 beds
Yolo County Health and Human Services – CalWORKs Temporary Housing	Single families and households with children	25 beds
Yolo County Health and Human Services – Direct to Client Hotel/Motel	Adult-only	1 Bed
Yolo Emergency Shelter Services – Extended Emergency Shelter	Adult-only	12 beds
Yolo Emergency Shelter Services – Rotating Winter Emergency	Seasonal winter beds	20 seasonal beds

Transitional Housing

Six transitional-housing providers were available to provide services in the HPAC area, providing a total of 59 beds. The table below highlights the number of beds each of the six transitional-housing providers were able to provide in 2019.

Provider/Facility	Client Type	Beds
Davis Community Meals and Housing – Family Transitional Housing	Single families and households with children	19 beds
Davis Community Meals and Housing – New Pathways	Single men and women	4 beds
Davis Community Meals and Housing – Transitional Housing for Men	Single men	10 beds
Shores of Hope – Transitional Housing	Single families, households with children, and single adults	13 beds
Turning Point Community Programs – Helen M. Thompson Home	Single men and women	4 beds
Yolo County Health and Human Services – Transitional Housing Placement	Single families, households with children, and single adults	9 beds

Permanent Supportive Housing

In 2019, the HPAC area had five permanent supportive housing provider that offered the following bed counts at seven different facilities:

Provider/Facility	Client Type	Beds
Davis Community Meal and Housing	Single men and women	42 beds
Fourth & Hope – PSH 2015 Reallocation	Single families, households with children, and single adults	27 beds
Fourth & Hope – PSH Consolidated	Single families, households with children, and single adults	18 beds
Fourth & Hope – PSH Bonus 2016	Single families and households with children	4 beds
Turning Point Community Programs – HSS Permanent Supportive Housing	Single men and women	8 beds
Yolo Community Care Continuum – Supported Housing (Merged)	Single men and women	13 beds
Yolo County Housing – HUD-VASH Vouchers	Single families, households with children, and single adults	30 beds

Rapid Re-Housing

In 2019, the Empower Yolo and Yolo Community Health and Human Services were the only two rapid re-housing providers in Yolo County that offered the following bed counts:

Provider/Facility	Client Type	Beds
Empower Yolo – Prop 47 Rapid Re-Housing	Single-adults and single families escaping domestic violence, sexual assault, or human trafficking	14 beds
Empower Yolo – Transitional Housing For Domestic Violence Victims	Single-adults and single families escaping domestic violence, sexual assault, or human trafficking	30 beds
Empower Yolo – Rapid Re-Housing	Single-adults and single families escaping domestic violence, sexual assault, or human trafficking	4 beds
Yolo County Health and Human Services – CalWORKs Housing Allocation	Single families and households with children	162 beds
Yolo County Health and Human Services – CalWORKs Permanent Housing	Single families and households with children	4 beds
Yolo County Health and Human Services – Bringing Families Home	Single families, households with children, and single adults	19 beds

Assessment of Need

Based on the available information, there is a Countywide homeless population of 655 persons but only 643 beds, indicating an unmet demand for 12 homeless persons Countywide. It is noted that the 2019 PIT Report identified only 258 sheltered homeless persons and 397 unsheltered homeless persons. The discrepancy between sheltered homeless persons and the County's total capacity to house homeless persons indicates a need for additional community services resources to assist and match the homeless population with the Countywide shelter and housing resources. Overall, the average bed-utilization rate for emergency shelters is 75.9% and is 77.9% for transitional housing, according to the housing activity chart reports for HPAC (*Source: SACOG 2020 Housing Element Data Package 2)*. Although there are seasonal fluctuations in bed counts, these figures demonstrate a demand for supportive housing. Reviewing the eligible populations for the County's various shelter opportunities indicates 323 beds are limited to occupancy by single adults with children or families with children. However, only 131 or 20% of the identified homeless persons during the 2019 PIT Survey were part of a family and 86 were children. Conversely, there were 407 homeless men but only 10 beds for single males only and 259 beds for single females or single males. This indicates that additional capacity is needed for shelter opportunities for men.

On a local-level, the 2019 PIT Report identified 35 unsheltered homeless persons in Winters and the rural areas compared to 0 unsheltered and 8 unsheltered homeless persons in 2017, representing a 337.5% increase in unsheltered homeless individuals in Winters and the rural areas. It is noted that the County did not separate data for Winters from the unincorporated rural areas. Additionally, in looking at historical homeless count data presented in the 2019 PIT Report, it appears that no sheltered homeless persons have been identified in Winters between 2009 to 2019 while Davis, Woodland, and West Sacramento have identified between 19 to 146 sheltered homeless individuals in each jurisdiction between 2009 to 2019. Based on a review of the 2019 Housing Inventory reported to the U.S. Department of Housing and Urban Development by the HPAC, it appears that there are no existing emergency shelters, transitional housing, or permanent supportive housing units located in or provided by the City of Winters, indicating a demand and need for housing to assist the rising unsheltered homeless population in Winters. To address this, Program II.19 (Homeless Support Program) of the Housing Plan ensures the City will continue its agreement with Yolo County HPAC to provide ongoing homeless services and will continue participate in the Yolo County Homeless Plan Executive Commission, working cooperatively with other County jurisdictions to identify and address the needs of the homeless and at-risk population.

In July 2016, Governor Brown signed AB 1618, which established the No Place Like Home Program. The purpose of the No Place Like Home Program is to acquire, design, construct, rehabilitate, or preserve permanent supportive housing for persons who are experiencing homelessness, chronic homelessness, or who are at-risk of homelessness, and who are in need of mental health services. In response, Yolo County developed "Yolo County Plan to Address Homelessness" in January 2019, which is meant to provide a cohesive set of strategies that will provide a roadmap for the community and decision-makers to address the issue of homelessness in Yolo County with a sense of urgency, and of hope. The "Yolo County Plan to Address Homelessness" was developed around the strategies highlighted in "One at a Time: Preventing and Ending Homelessness for Yolo County Residents", which is the County's 2017 General and Strategic 10-Year Plan to Address Homelessness. The solution focuses on the following goals:

- Strengthening the homeless crisis response system with an emphasis on developing prevention services;
- Increasing affordable housing options for the most vulnerable;
- Stabilizing and maintaining physical and behavioral health for those with the highest needs; and
- Examining systems-level coordination and identifying opportunities for improved partnership.

Within each of these goals, the County has developed a list of corresponding strategies to ensure that those at-risk of or experiencing homelessness are able to access services, connect to housing, and find support in a comprehensive, coordinated system of care. For each goal, the strategies include:

1) Strengthen the Homeless Crisis Response System, Developing Prevention Services
   - **Strategy 1.A:** Map the homeless crisis response system and prevention resources available.
   - **Strategy 1.B:** Leverage the new state funding resources to invest in prevention and crisis response services.
   - **Strategy 1.C:** Develop and pilot an early identification tool to asses those in need of prevention services.
2) Increase Affordable Housing Options for the Most Vulnerable
   - **Strategy 2.A:** Invest in alternative housing models to more efficiently develop affordable housing.
   - **Strategy 2.B:** Create public-facing resource materials that outline the benefits for affordable housing development.
   - **Strategy 2.C:** Explore options for a local funding source for affordable housing development.
3) Stabilize and Maintain Physical and Behavioral Health for Those with the Highest Needs
   - **Strategy 3.A:** Increase access to mobile and co-located health services.
   - **Strategy 3.B:** Improve connections between health and housing efforts.
4) Examine Systems Level Coordination, Identifying Opportunities for Improved Partnership
   - **Strategy 4.A:** Leverage the Continuum of Care structure to strengthen coordination and partnerships.

Zoning for Emergency Shelters, Transitional and Supportive Housing

Government Code Section 65583 requires each jurisdiction to identify one or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit. According to the State of California, an emergency shelter is defined (California Health and Safety Code section 50801(e)) as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person." In addition, the Government Code states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and Health and Safety Code 50675.2(h)) as "buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months." Supportive housing is defined (Government Code Section 65582(g) and Health and Safety Code 50675.14(b)) as "housing with no limit on length of stay, that is occupied by the target population as

defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community."

The City's Zoning Code defines emergency shelters in Chapter 17.121 as a building providing temporary shelter for persons in distressed circumstances, including temporary housing for homeless persons. Section 17.121.030 of the Winters Zoning Code notes emergency shelters are permitted in conjunction with religious facilities and allows emergency shelters by right in the multi-family residential (R-3), high density multi-family (R-4), central business district (C-2), and public quasi-public (PQP) zoning districts; however, new emergency shelters are currently not allowed within 300 feet of an existing emergency shelter. Appendix C of this Element identifies 8 vacant properties that do not have a proposed or approved project and are zoned R-3 or R-4 totaling 6.75 acres that would allow emergency shelters which are located in the City and have access to the City's local services and employment. The smaller sites (0.11 acres and less) would accommodate an emergency shelter with 2 to 8 beds and the larger sites would accommodate shelters with 12 or more beds. The Emergency Shelter discussion in Chapter II identifies shelters of 2 to 65 beds in the County, so these site parcels are adequate to accommodate the City's needs. Program II.10 (Zoning Ordinance Amendments – Housing Constraints Program) in the Housing Plan requires the Zoning Code to be updated to accommodate low barrier navigation centers, which are a housing first, low barrier, temporary, service-enriched shelter, in residential and mixed use districts in accordance with the requirements of AB 2162.

The City's Zoning Code defines supportive housing in Chapter 17.124 as housing with no limit on length of stay, that is occupied by the target population as defined in Health and Safety Code Section 50675.14, and that is linked to on-site or off-site services that assist the resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. Transitional Housing is defined in Chapter 17.125 of the Winters Zoning Code as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months (Health and Safety Code Section 50675.2(h)).Both supportive and transitional housing are allowed by-right in all residential zoning districts and will be subject to the specific development standards and requirements of other residential uses in the residential zoning district. Program II. 10 (Zoning Ordinance Amendments – Housing Constraints Program) in the Housing Plan requires the Zoning Code to be updated to accommodate supportive housing as required by AB 101, which includes allowing supportive housing by right in nonresidential zones that allow multi-family residential uses and in mixed use zones.

E. HOUSING STOCK CHARACTERISTICS

This section identifies the characteristics of Winters' physical housing stock. This includes an analysis of housing types, housing tenure, vacancy rates, housing conditions, and overcrowding.

1. HOUSING TYPE

As shown by Table II-25, in 2000 there were 1,532 housing units in Winters. By 2010, the number increased to 2,271 units, most of which was due to single-family construction. During this time period, the number of 5+ unit buildings also increased by 33 units resulting in a slight increase in the proportion of the total number of units. Additionally, 2 to 4-unit buildings saw a large increase (over 173%) between 2010 and 2019 resulting in 116 new units for a total of 183 units in 2019. During this same period, single-family detached units saw a slight decrease of 10 units or 0.55%. The number of mobile homes increased from 79 in 2000 to 88 in 2019; it is important to note that a different methodology may have been used for identifying mobile homes in 2000, compared to the 2010 and 2019 data. The DOF E-5 Report indicates that the number of total housing units in the Winters from 2,271 in 2010 to 2,452 in 2019, most of which was due to an increase in 2 to 4-unit buildings and 5+ unit buildings.

Table II-25. Housing Units by Type within Winters

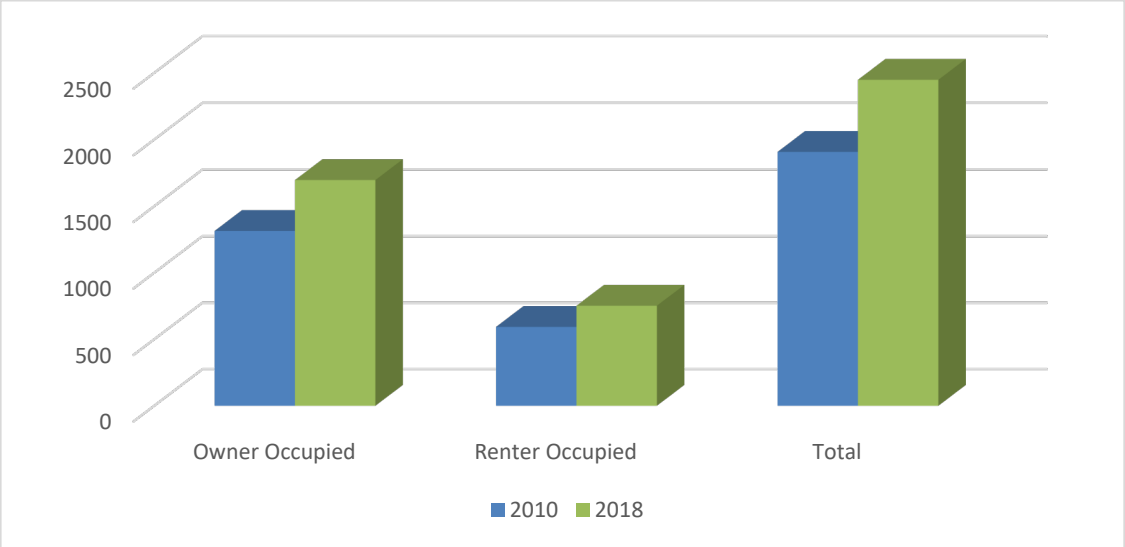
	2000	2010	2019	Change 2010-2019
Single-Family Detached	1,532	1,804	1,907	+103

Single-Family Attached	106	106	111	+5
2 to 4 Units	67	67	183	+116
5+ Units	183	216	276	+60
Mobile Homes	79	78	88	+10
Total:	**1,967**	**2,271**	**2,565**	**+294**
Source: SACOG 2020 6th Cycle Housing Element Data Package 2 (US Census, 2000; DOF E-5 Report 2010 and 2019); City of Winters Building Data (2019 single-family units)				

2. HOUSING TENURE

Housing tenure refers to the status of occupancy of a housing unit and whether it is an owner-occupied or a rental unit. Figure II-2 below compares the distribution of housing tenure in Winters between 2010 and 2018. Of the total occupied housing units in Winters in 2010, 68.9% (1,314 units) were owner-occupied and 31.1% (593 units) were renter households. In 2018, the distribution of occupied housing units in Winters generally stayed the same with 69.3% (1,696 units) of the occupied housing units as owner-occupied and 30.7% (752 units) as rental units. This is noteworthy when addressing viable strategies to expand the range of affordable housing in the rural areas.

Figure II-2. Distribution of Housing Tenure – Winters (2010, 2018)



Source: SACOG 2020 Housing Element Data Package 2:
2010 Census; and
U.S. Census Bureau, 2013-2018 American Community Survey 5-Year Estimates (B25003)

3. VACANCY RATES

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any one time. It is desirable to have a vacancy rate that offers a balance between a buyer and a seller. Vacancy rates often are a key indicator of the supply of affordable housing options, both for ownership and rental purposes. Housing literature suggests that a vacancy rate in the range of 2–3% for owner-occupied housing is considered desirable while for rental housing the desirable range is 5–6%. Table II-26 indicates the vacant housing stock by type in the Winters as listed in the ACS 2014-2018 5-Year Community Survey. The 2018 ACS data indicates that there were 40 vacant units (1.6%) in Winters. Of the total vacant units, 9 units were classified as for seasonal, recreational, or occasional use, and 31 were classified as other vacant. There were no vacant units for rent, for sale, or for migrant workers.

Table II-26. Vacancy by Type in the Winters (2017)		
Housing Type	Winters	
	Number	Percent
Total Vacant Units	40	100.0%
For Rent	0	0%
Rented, Not Occupied	0	0%
For Sale	0	0%
For Sale, Not Occupied	0	0%
For Seasonal, Recreational, or Occasional Use	9	22.5%
For Migrant Workers	0	0%
Other Vacant	31	77.5%
Source: SACOG 2020 6th Cycle Housing Element Data Package 2 (U.S. Census Bureau, ACS 2014-2018 (B25004))		

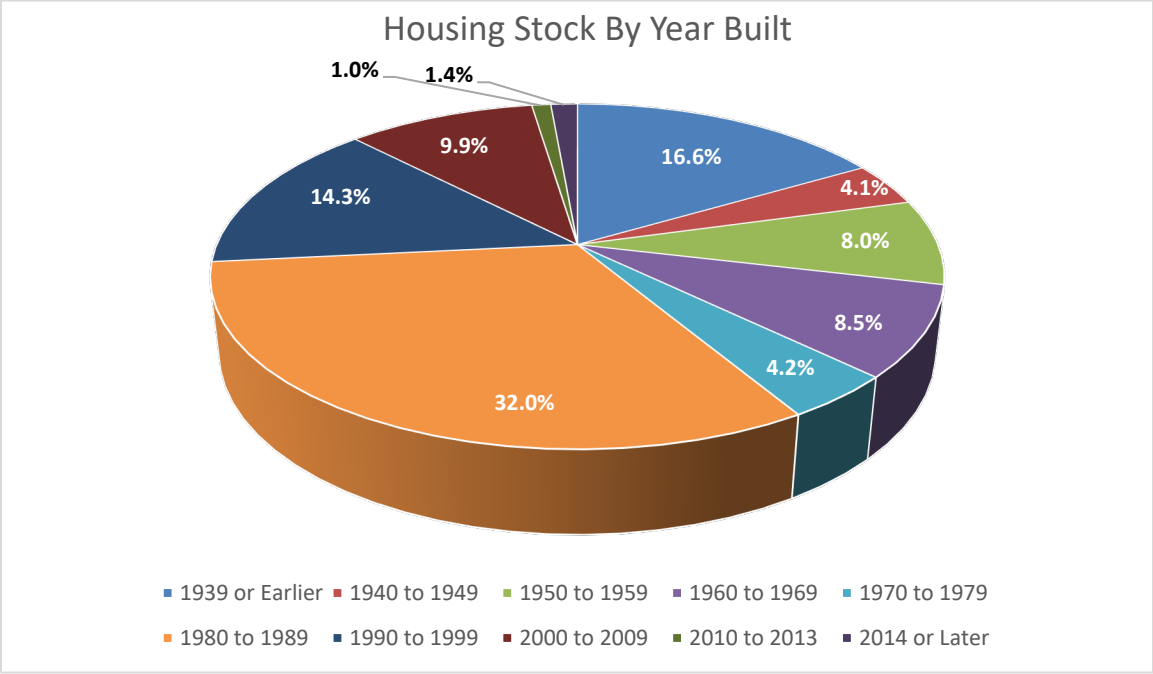
Table II-27 compares the vacancy status of housing in Winters in 2000, 2010, and 2018. Winters showed an overall decrease in vacancy rate between 2000 to 2018 from 2.07% to 1.61%. The other vacancy rate column represents the vacancy rate for all seasonal, recreational, and occasional use units, as well as all units classified as other vacant units by the ACS. The other vacancy types vacancy rate makes up the total vacancy rate in Winters. It should be noted that the overall vacancy rate without all other vacant types is only 0% in Winters, which reflects a need for both rental and owner-occupied housing production to increase the vacancy rates to the desired range of 2–3% for owner-occupied housing and 5–6% for rental housing.

Table II-27. Vacancy Rates in Winters (2000, 2010, and 2018)							
Year	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Overall Vacancy Rate	Homeowner Vacancy Rate	Rental Vacancy Rate	Other Vacancy Rates
2000	1,976	1,936	41	2.07%	0.86%	0%	1.20%
2010	2,271	2,158	113	4.97%	1.89%	1.28%	1.80%
2018	2,488	2,448	40	1.61%	0%	0%	1.61%
Source: Winters Housing Element 2013-2021 SACOG 2020 6th Cycle Housing Element Data Package 2 (ACS 2014-2018 (B25002 and B25004))							

4. HOUSING AGE AND CONDITIONS

Related to the condition of the housing stock in Winters is the age of the housing units. Generally, structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Unless properly maintained, homes older than 50 years may require major renovation to remain in a good, livable condition. Figure II-3 illustrates the age of the housing stock in the City.

Figure II-3. Age of Housing Stock – Winters (2018)



Source: US Census Bureau, ACS 2014-2018 (DP04)

Housing Conditions

A windshield survey was last conducted by the City Building Inspector, Redevelopment Manager, Housing Programs Manager, and an appraiser in May of 2008. As of August 2020, the City has not conducted an updated windshield survey or prepared a new housing conditions report. The 2008 Survey was conducted in parts of town with the oldest housing stock. The 2008 windshield survey noted 95 of the 365 surveyed single-family units needed modest repairs and 2 needed major repairs. Additionally, 32 of the 43 (74%) multi-family structures and 4 of the 83 mobile homes surveyed needed modest repairs. In the absence of an updated detailed housing conditions survey, existing ACS data, building inspection staff observations, and responses to the community housing needs and priorities survey are used to identify housing conditions and related needs in the City.

Limited data is available from the ACS that can be used to infer the condition of Winters housing stock. The ACS data identifies whether housing units have complete plumbing and kitchen facilities and whether units lack a source of household heat. Since only a very small percentage of all housing units in Winters lack complete plumbing facilities or kitchen facilities (see Table II-28), these indicators do not reveal any significant needs associated with housing conditions. Additionally, only 1.7% of housing units rely on wood fuel or do not have a heating source, which also does not reveal any significant needs associated with the housing conditions.

Table II-28: Age of Winters Housing Stock & Housing Stock Conditions

Housing Stock Indicators	Number	Percent
Total Housing Units	2,488	100%
Built 1970 or earlier	928	37.3%
Units Lacking Complete Plumbing Facilities	63	2.5%
Units Lacking Complete Kitchen Facilities	63	2.5%
No house heating fuel or wood fuel only	43	1.7%
No Phone Service Available	25	1.0%

Source: US Census ACS, 2014-2018

Since housing stock age and condition are generally correlated, one ACS variable that provides an indication of housing conditions is the age of a community's housing stock. The majority of the housing units in Winters (1,827 or 73.4.1%) were built before 1990 with 37.3% or 928 units built before 1970 and 36.1% or 899 built between 1970 to 1990. Over 12% of Winters' housing stock was built after 2000 and another 14.3% was built between 1990 and 1999. These statistics reflect tremendous growth in the area during the 1980s and 1990s. The age of housing stock often indicates the potential for a unit to need rehabilitation or significant maintenance. As shown in Figure II-3 on the previous page, most of the Winters' housing stock is more than 30 years old (approximately 73.4%) and a 37.3% is over 50 years old, meaning these units may need moderate to significant rehabilitation, including replacement or refurbishing of roofs, siding, and windows as well as interior improvements including replacing or upgrading the plumbing and electric wires and outlets.

The housing needs and priorities survey conducted by the City in 2021 addressed housing conditions, desired housing improvements, and housing challenges. Regarding housing conditions, 69% of Winters residents indicated their home is in excellent condition, 17% indicated their home shows signs of minor deferred maintenance, 6% indicated that their home needs one or more modest rehabilitation improvements, 8% indicated their home needs one or more major upgrades, and less than 1% indicated their home was dilapidated. When asked to identify desired improvements to their home, 38% of respondents identified exterior improvements such as roofing, painting and general home repair, 38% identified landscaping, and 24% identified heating/air conditioning, solar, and electrical upgrades. When asked about housing challenges, 15% of survey respondents indicated that their home is in poor condition and needs repair.

Building inspection staff has identified that the City's housing stock is generally in good condition. There are no areas of the City that exhibit concentrations of significantly dilapidated units in need of replacement. However, older homes in the City often need one or two minor or moderate repairs, including re-roofing, window replacement (to increase efficiency), plumbing repair or upgrades, electrical repair or upgrades, and siding repair or replacement. Areas of the City with housing most likely to require one or more minor or moderate repairs or upgrades include the residential areas south of E. Grant Avenue, generally between East Main Street and Main Street, residential areas between E. Grant Avenue and Anderson Avenue, and residential areas between Kennedy Drive and E. Grant Avenue. Based on the age of housing, observations of City staff, and input from the housing condition survey, it is estimated that approximately one percent of the City's housing stock (24 units) is dilapidated and requires replacement and approximately ten percent of the stock (248) units are in need of one or more major repairs. Program II.14 in the Housing Plan requires the City to seek funding to implement its housing rehabilitation program. Program II.33 in the Housing Plan includes a windshield housing conditions survey to identify areas where units that are dilapidated or in need of significant repair are concentrated in the City and prioritizes investments in such areas.

Overcrowding

Overcrowding is a measure of the ability of existing housing to adequately accommodate residents. The U.S. Census Bureau defines overcrowding as a household that lives in a dwelling unit with an average of more than 1.0 person per room, excluding kitchens and bathrooms. A severely crowded housing unit is one occupied by 1.5 persons or more per room. Too many individuals living in housing with inadequate space and number of rooms can result in deterioration of the quality of life and the condition of the dwelling unit from overuse. Overcrowding usually results when either the costs of available housing with a sufficient number of bedrooms for a family exceeds the family's ability to afford such housing or unrelated individuals (such as students or low-wage single adult workers) share dwelling units because of high housing costs.

Overcrowded households in Winters don't appear to be significant compared to the State and surrounding areas. According the 2013–2017 American Community Survey, overcrowding in Winters was 5.1 percent (117 housing units), compared to 3.4 percent (824 housing units) in Davis, 5.4 percent (967 housing units) in West Sacramento, 7.2 percent (1,449 housing units) in West Sacramento, and 5.3 percent (3,868 housing units) Countywide. The State average during this same period was 8.2 percent. Among renters in Winters, approximately 1.4 percent of housing units (or 10 housing units) were in overcrowded conditions, and none were in severely overcrowded conditions. Among homeowners, approximately 6.8 percent of housing units (or 107 housing units) were in overcrowded conditions, and approximately 0.8 percent of housing units (or 12 housing units) were in severely overcrowded conditions. Table II-29 provides information on overcrowded housing in Winters.

Table II-29. Overcrowded Housing in Winters (2017) – by % of units occupied		
	Units	**Percent**
Owner Occupied:	1,579	69.2%
0.5 or less occupants per room	*987*	*62.5%*
0.51 to 1 occupants per room	*485*	*30.7%*
1.01 to 1.5 occupants per room	*95*	*6.0%*
1.51 to 2.0 occupants per room	*12*	*0.8%*
2.01 or more occupants per room	*0*	*0%*
Owner Occupied Overcrowded (1.01+)	**107**	**6.8%**
Owner Occupied Severely Overcrowded (1.5+)	**12**	**0.8%**
Renter Occupied:	702	30.8%
0.5 or less occupants per room	*261*	*37.2%*
0.51 to 1 occupants per room	*431*	*61.4%*
1.01 to 1.5 occupants per room	*10*	*1.4%*
1.51 to 2.0 occupants per room	*0*	*0%*
2.01 or more occupants per room	*0*	*0%*
Renter Occupied Overcrowded	**10**	**1.4%**
Renter Occupied Severely Overcrowded	**0**	**0%**
Total Units	2,281	100%
Total Overcrowded	**117**	**5.1%**
Total Severely Overcrowded	**12**	**0.5%**
Source: SACOG 2020 6th Cycle Housing Element Data Package – Yolo County (U.S. Census, 2013-2017 ACS Table B25014)		

F. HOUSING COSTS AND AFFORDABILITY

1. HOUSING PRICES AND TRENDS

As indicated by Table II-30, housing costs changed for some more than others in Winters through the years 2000 – 2018. From 2014 to 2018, renters saw a large rent increase of 33.2% while homeowners experienced a 13.5% increase in housing costs.

Table II-30. Median Homeowner/Renter Costs (2000-2018) -- Winters					
Cost Type	**Year**				**% Change**
	2000	**2010**	**2014**	**2018**	**2011–2017**
Median Monthly Ownership cost	n/a	$1,710	$1,677	$1,903	+13.5%
Median Gross Rent*	$691	$984	$1,034	$1,377	+33.2%
*Not adjusted for inflation Source: SACOG 2020 6th Cycle Housing Element Data Package 2 (Tab 19-22 Housing Stock) U.S. Census, 2000; 2007-2011 American Community Survey Table S2503; and 2014-2018 Table DP04					

Table II-31 indicates median housing value for homes in Winters. Value is defined as the amount for which property, including house and lot, would sell if it were on the market at a given point in time. As shown in Table II-30, the median value for housing units in Winters in 2000 was $147,800 and increased in value to $349,300 in 2010. In 2014, the median value for housing units decreased sharply to $262,700. The value has since increased by 36.5 percent since 2014 to a median home value of $358,600 in 2018. Additionally, according to recent ACS data the median home value in Winters has continued to rise, increasing to $392,000 in 2019 or 9.3 percent from 2018.

Table II-31. Median Home Values (2000-2018) – Winters					
Location	Median Home Values*				% Change
	2000	2010	2014	2018	2014–2018
Winters	$147,800	$349,300	$262,700	$358,600	+36.5%
*Not adjusted for inflation Source: SACOG 2020 6th Cycle Housing Element Data Package 2 (U.S. Census, 2000; ACS 2006-2010, 2010-2014, and 2013-2017)					

Table II-31 indicates the value of owner-occupied housing units as reported on the ACS within Winters in 2018. Of the 1,696 owner-occupied units, 124 (7.3 percent) were less than $50,000, 126 (7.4 percent) were in the $150,000 to $199,999 price range, 241 (14.2 percent) were in the$200,000 to $299,999 price range, and 1,030 (60.7 percent) were in the $300,000 to $499,999 range. Additionally, there were 159 units (9.4 percent) valued in the $500,000 to $999,999 price range and 16 units (0.9%) valued in the $1,000,000 or more price range. It should be noted that no units were valued in the $50,000 to $149,999 price range in 2018.

Table II-32. Value of Owner-Occupied Housing Units (2018) – Winters		
Value	Number of Units	% of Total
Less than $50,000	124	7.3%
$50,000 to $99,000	0	0%
$100,000 to $149,999	0	0%
$150,000 to $199,999	126	7.4%
$200,000 to $299,999	241	14.2%
$300,000 to $499,999	1,030	60.7%
$500,000 to $999,999	159	9.4%
$1,000,000 or more	16	0.9%
Total	1,696	100%
Source: U.S. Census (2014-2018 ACS Table DP04)		

Single-Family Units

Table II-32 indicates the median sales price of single-family residences housing units throughout Yolo County in January 2019 and January 2020. Winters saw the largest increase in median sales price than any other jurisdiction in Yolo County and had the second highest median sales price in January 2020. The median sales price of a single-family home in January 2020 was $514,250 or about 35.3% greater than the median sales in January 2019 of $380,000. The Cities of Davis and Woodland as well as Yolo County all saw decreases in median sales price of a single-family home from January 2019 to January 2020.

Table II-33. Sales Price by Jurisdiction – Yolo County			
City/Area	Median Sales Price 2019	Median Sales Price 2020	Percent Change
Winters	**$380,000**	**$514,250**	**+35.3%**
Yolo County	$427,000	$421,000	-1.4%
Davis	$635,000	$632,000	-0.5%
West Sacramento	$344,000	$382,000	+11.0%
Woodland	$447,500	$402,000	-10.2%
Source: CoreLogic California Home Sale Activity January 2020			

Mobile Homes

Mobile homes offer a more affordable option for those interested in homeownership. The median value of a mobile home in Yolo County in 2018 was $46,700 (*US Census Bureau, ACS 2013-2017 Table B25083*). Overall, there are 3,547 mobile homes in Yolo County with 88 located in Winters. (*DOF, Table E-5, 1/1/2019*). As shown by Table II-33, there are two mobile home parks in

Winters with a total of 91 permitted Mobile Home spaces. In 2013, the cost to rent a pad for a Mobile Home at the Winters Mobile Home Park was $340 to $380 per month (*Source: Winters 2013-2021 Housing Element*). It should be noted that representatives from the Winters Mobile Home Park and Baker Street CT Mobile Home Park could not be reached during preparation of this Housing Element. However, based on a survey of similar mobile home parks in Yolo County, the cost to rent a pad ranges from $445 (includes no utilities) to $750 (includes all utilities) per month, reflecting an approximately 17% to 120% increase since 2013. Additionally, in August 2020, a one bedroom/one bath mobile home unit was available for rent at the Baker Street CT Mobile Home Park for $1,100 per month. Based on a review of rental sites in March 2021, there were no vacancies at either park.

Table II-34. Mobile Home Parks – Winters

Name	Spaces
Winters Mobile Home Park	79
Baker Street CT	12
Source: HCD 2020 Mobile Home Park Listings	

In order to preserve the number of mobile homes available for lower income households, the Zoning Code includes regulations (Chapter 17.92 Pre-Manufactured Buildings) to restrict conversions of mobile home parks to market rate owner parks Although the City has not experienced any such conversions, the regulations are intended to discourage future potential conversions.

2. HOUSING AFFORDABILITY

According to HCD and HID, housing is considered affordable if a household spends no more than 30% of its income on housing. Table II-35 identifies housing affordability levels, including gross rents and home purchase price, by family size based on the HCD's *2020 Income Limits* for Yolo County.

Table II-35. Ability to Pay for Housing Based on Income Group/Household Size (2020)*

Number of Persons	1	2	3	4	5	6
Extremely Low-Income Households - 30% of Median Household Income						
Income Level	$19,450	$22,200	$25,000	$27,750	$30,680	$35,160
Monthly Income	$1,620.83	$1,850.00	$2,083.33	$2,312.50	$2,495.83	$2,683.33
Max. Monthly Gross Rent**	$486.25	$555.00	$625.00	$693.75	$748.75	$805.00
Max. Purchase Price***	$72,802	$82,413	$92,199	$101,810	$109,498	$117,362
Very Low-Income Households - 50% of Median Household Income						
Income Level	$32,400	$37,000	$41,650	$46,250	$49,950	$53,650
Monthly Income	$2,700.00	$3,083.33	$3,470.83	$3,854.17	$4,162.50	$4,470.83
Max. Monthly Gross Rent**	$810.00	$925.00	$1,041.25	$1,156.25	$1,248.75	$1,341.25
Max. Purchase Price***	$122,886	$138,963	$155,214	$171,291	$184,222	$197,154
Low-Income Households - 80% of Median Household Income						
Income Level	$51,800	$59,200	$66,600	$74,000	$79,950	$85,850
Monthly Income	$4,316.67	$4,933.33	$5,550.00	$6,166.67	$6,658.33	$7,154.17
Max. Monthly Gross Rent**	$1,295.00	$1,480.00	$1,665.00	$1,850.00	$1,997.50	$2,146.25
Max. Purchase Price***	$196,526	$222,523	$248,519	$274,516	$295,243	$316,145
Moderate-Income Households - 120% of Median Household Income						
Income Level	$77,700	$88,800	$99,900	$111,000	$119,900	$128,750
Monthly Income	$6,475.00	$7,400.00	$8,325.00	$9,250.00	$9,991.67	$10,729.17
Max. Monthly Gross Rent**	$1,942.50	$2,220.00	$2,497.50	$2,775.00	$2,997.50	$3,218.75
Max. Purchase Price***	$298,746	$337,942	$377,138	$416,334	$447,761	$479,012

Table II-35. Ability to Pay for Housing Based on Income Group/Household Size (2020)*

Notes:
*Based on Yolo County FY 2020 Annual Median Income (household)
**Assumes that 30% of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowner's insurance.
***Maximum affordable sales price is based on the following assumptions: 4.1% interest rate, 30-year fixed loan, Down payment: $5,000 – extremely low, $10,000 – very low; $15,000 - low, $25,000 – moderate, property tax, utilities, and homeowners insurance as 30% of monthly housing cost (extremely low/very low), 28% of monthly housing cost (low), and 25% of monthly housing cost (moderate/above moderate). Closing costs: 3.5% (extremely low/very low), 3.0% low, and 2.5% moderate)
Calculation Illustration for 3 Bedroom, 4 person, Low-Income Household
1. Annual Income Level: $74,000
2. Monthly Income Level: $74,000/12 = $6,166.67
3. Maximum Monthly Gross Rent: $6,166.67 x .0.30 = $1,850.00
4 Max Purchase Price:
   a. Gross monthly income = $6,166.67
   b. Down Payment and Closing Costs $15,000; Closing Costs 3.0%
   c. Monthly housing costs $6,166.67 x .0.30 = $1,850.00
   d. Principal and Interest plus utilities/taxes/mortgage/insurance: $1,295.00 + $555.00 = $1,850

Sources: HCD FY2020 State Income Limits, De Novo Planning Group

OVERPAYMENT

A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its gross income on housing. Severe housing cost burden occurs when a household pays more than 50% of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size. Table II-10 identifies overpayment levels by income range. As shown in Table II-10, approximately, 38.9% of all households in Winters overpaid for housing. Renters were more likely to overpay than homeowners; 23.6% of renter households paid more than 30 percent of their income for housing. Of the 804 households overpaying for housing in Winters, 549 were renter households, and 255 were owner households.

In general, overpayment disproportionately affects lower income households; 63.8% of lower income households (0-80% of AMI) and 83.3% of extremely low income households (0-30% of AMI) - paid more than 30% of their income for housing.

AFFORDABILITY - RENTERS

Table II-36 identifies the Fair Market Rent (FMR) for Yolo County in 2020 and 2021 as determined by California Department of Housing and Community Development (HUD). HUD determines the FMR for an area based on the amount that would be needed to pay the rent (and utilities) for suitable privately-owned rental housing. HUD uses FMRs for a variety of purposes, such as determining the rental prices and subsidy amounts for units and households participating in various Section 8/Housing Choice Voucher assistance programs.

According to Yolo County Housing Authority's Fiscal Year 2020 Annual Agency Plan, the Yolo County Housing Authority has issued approximately 1,807 Housing Choice Vouchers providing monthly rental assistance payments to lower income families. Additionally, there are approximately 1,056 families on Yolo County Housing Authority's wait list for a Housing Choice Voucher, consisting of 734 extremely low income, 243 very low income, and 72 low income families. The Fiscal Year 2020 Annual Agency Plan also identifies that there are 2,810 families on the Yolo County Housing Authority's wait list for affordable public housing in Winters, including 2,325 extremely low income families, 371 very low income families, and 93 low income families.

Table II-36. HUD Fair Market Rents Yolo County (2020, 20201)

Bedrooms in Unit	Fair Market Rent (FMR) 2020	Fair Market Rent (FMR) 2021
Studio	$1,010	$1,085
1 Bedroom	$1,066	$1,147
2 Bedrooms	$1,404	$1,511

3 Bedrooms	$2,025	$2,162
4 Bedrooms	$2,432	$2,584
Source: HUD 2021/2020 FMR Yolo County		

Very few rental units are available for rent in Winters. In August 2020, there was a one bedroom mobile home park unit available for $1,100 a month on Craigslist.com, which was just below the 2021 FMR, and a three-bedroom single-family home available for $2,250 a month on Hotpads.com, which was above the 2021 FMR. Additionally, as of March 2021, there is currently a three-bedroom single-family home available for $2,850 a month and a four-bedroom single-family home available for $3,150 on Zillow.com, which are both above the 2021 FMR. As shown in Table II-29, the median gross rent in Winters was $1,377 in 2018, an increase of 33.4% from 2014 *(source: ACS 2010-2014, 2014-2018 Table DP04)*. Additionally, according to the Yolo County BluePrint 2020, the average 2019 rental price in Winters was $2,292, which was the highest average rent among the four incorporated jurisdictions in Yolo County. Standard management practices require that a household have three times their rent in income. Under this scenario, a household would need to earn approximately to earn $6,876 per month or $82,512 per year to afford the average 2019 rental price in Winters, $8,550 per month or $102,600 per year to afford the available $2,850 a month three-bedroom single-family home, and $9,450 per month or $113,400 per year to afford the available $3,150 per month four-bedroom single-family home. Therefore, the average 2019/2020 rents in Winters and currently available three-bedroom single-family home on Zillow.com would be unaffordable to the extremely low- (< $26,350 per year), very low- ($26,351 - $43,950 per year), and low-income ($43,951 - $70,300 per year) households, but would be affordable to some moderate-income ($70,301 - $105,500) households. However, the currently available four-bedroom single-family home would only be affordable to above moderate income ($105,500+ per year) households.

AFFORDABILITY - HOMEOWNERS

As shown in Table II-31, the median home value in Winters was $358,600 in 2018, which was a 36.5% increase from $262,700 in 2014. Additionally, according to recent ACS data the median home value in Winters has continued to rise, increasing to $392,000 in 2019. Recent median sales data in Table II-32 shows that the median sales price in Winters experienced the largest percent increase from 2019 to 2020 in Yolo County, increasing 35.3% from $380,000 to $514,250. Reviewing the median sales data in Table II-32 along with the affordable home purchase price amounts by income level and household size in Table II-33 indicates that median home sales prices in Winters are not affordable to lower income households nor moderate-income households.

According to Zillow.com as of March 2021, there are currently seven three-bedroom single-family homes for sale in Winters listed between $508,490 to $632,470 and one four-bedroom single-family home listed for $556,464. Comparing the current listing prices to Table II-35, it appears that these single-family homes in Winters are not affordable to lower income households nor moderate-income households. While none of the current listings in Winters are affordable, a review of recent sale data for housing in Winters reveals that five homes sold in the past year were below the median sale price of $514,250 and affordable to lower income households. Table II-37 identifies the recent homes sold in Winters affordable to lower income households, including type of housing unit (single-family, townhome, mobile home, etc.) and the level of affordability of homes in the lower price range. The affordability of the recent homes is based on affordable home purchase prices identified in Table II-33.

Table II-37. Affordable Homes Sold in Winters (2020-2021)

Address and Type of Unit	Bed / Bath	Sold Price	Sell Date	Affordable to[1]:		
				Extremely Low Incomes	Very Low Incomes	Low Incomes
803 W Grant Avenue, Space 1 Mobilehome	4 / 2	$166,000	December 2020	No	Families of 6	Yes
426 Anderson Avenue Single-Family Detached Home	3 / 2	$116,000	October 2020	Families of 5+	Yes	Yes
126 Colby Lane Halfplex	3/2	$202,000	February 2021	No	No	Families of 3+

124 Colby Lane Halfplex	3 / 2	$202,000	February 2021	No	No	Families of 3+
315 Abbey Street Single-Family Detached Home	3 / 2	$250,000	November 2020	No	No	Families of 5+
Note: [1.] Affordability is based on affordable home purchase prices amounts by income level and household size identified in Table II-33 Source: Zillow.com						

As indicated by Table II-34, extremely low, very-low, low-income, and moderate-income households regardless of household size cannot afford the 2020 median sales price in Winters. While the 2020 median sales price is not affordable to lower- and moderate-income households, the 2019 median sales price was affordable to only moderate-income families with four or more persons. As shown in Table II-37, five homes sold in the past year (March 2020 to March 2021) in Winters were affordable to lower income households; however, these five homes represent approximately 4 percent of the total homes sold in the past year (126 total homes sold). Additionally, of the 126 total homes sold in the past year (March 2020 to March 2021), only 10 were affordable to a moderate-income household of 4 ($105,500 per year) and 22 were affordable to a moderate-income household of 6 ($122,400 per year). Overall, mobile homes offer the more affordable alternatives for these income groups. Also, new manufactured homes on vacant lots can provide another affordable solution.

3. ASSISTED HOUSING AT-RISK OF CONVERSION

Government Code Section 65583(a)(8) requires that a housing element shall contain an analysis of existing assisted housing developments, which are defined as multi-family rental housing that receives governmental assistance, and identify any assisted housing developments that are eligible to change from lower-income housing uses during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Assisted housing development means multi-family rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, State and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees.

The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from Lower-income use and the total number of elderly and non-elderly units that could be lost from the locality's Lower-income housing stock in each year during the ten-year period.

Units at risk of conversion are those that may have their subsidized contracts terminated ("opt out") or that may "prepay" the mortgage, thus terminating the rental restrictions that keep the unit affordable to lower income tenants. There are several reasons why the property owner may choose to convert a government-assisted unit to a market-rate unit, including a determination that the unit(s) can be operated more profitably as a market-rate development; difficulties in dealing with HUD oversight and changing program rules; the depletion of tax advantages available to the owner; and the desire to roll over the investment into a new property.

The SACOG 6th Cycle Data package provided a list of assisted housing developments in Yolo County. Six subsidized projects are located in Winters. Table II-38 identifies each multi-family rental housing development receiving governmental assistance in Winters, the subsidy programs that are in place for each project, and the likelihood of each housing development to convert to market-rate units that would not provide assistance to lower-income residents.

Table II-38. Summary of Assisted Housing Developments

Project/Address	Total Units	Subsidized Units	Type	Source	Earliest Date of Conversion	At-Risk
Winter Village (Formerly Winters II Apartments) 110 East Baker Street Winters, CA 95694	34	33	Family	LIHTC	2062	No
Blue Mountain Terrace	63	62	Senior	LIHTC	2062	No

147 East Baker Street Winters, CA 95694	(under construction)					
Almondwood Apartments 801 Dutton Street Winters, CA 95694	39	38	Family	LIHTC & USDA 521	2040	No
Winters Senior Center Apartments 400 Morgan Street Winters, CA 95694	38	37	Senior	LIHTC & USDA 521	2045	No
Orchard Village 955 Railroad Avenue Winters, CA 95694	74	73	Family	LIHTC & USDA 521	2041	No
Winters Apartments 116 East Baker Street Winters, CA 95694	43	42	Family	LIHTC & USDA 521	2045	No
Source: SACOG 2020 6th Cycle Housing Element Data Package – Yolo County						

Winters takes an active and supportive role in the preservation of associated rental housing. The cost of conserving assisted units is significantly less than the cost required to replace units through new construction. Conservation of assisted units generally requires rehabilitation of the aging structure and re-structuring the finances to maintain a low debt service and legally restrict rents. Construction costs, land prices and land availability are generally the limiting factors to development of affordable housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction.

Cost Analysis. State Housing Element law requires that all Housing Elements include additional information regarding the conversion of existing, assisted housing developments to other non-low income uses (Statutes of 1989, Chapter 1452). This was the result of concern that many affordable housing developments would have affordability restrictions lifted when their government financing was soon to expire or could be pre-paid. Without the sanctions imposed due to financing restrictions, affordability of the units could no longer be assured.

In order to provide a cost analysis of preserving "at-risk" units, costs must be determined for rehabilitation, new construction or tenant-based rental assistance. The following costs anticipate rehabilitation, construction, or rental assistance of unit sizes comparable to those in the Almondwood Apartments and Winters Senior Center Apartments, which have primarily 1-bedroom units and some 2- bedroom units.

1. *Rehabilitation* – The primary factors used to analyze the cost of preserving low-income housing include: acquisition, rehabilitation and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing and availability of financing (governmental and market). There are not currently any multi-family units that are listed for sale in Winters; therefore, the acquisition cost assumption is based on an average cost of a multi-family unit within the region. Table II-39 presents the estimated per unit preservation costs for the City of Winters. This option would result in a cost of $7.8 million to preserve 48 replacement units for a 55-year or longer affordability term, depending on the financing program and specific affordability restrictions.

Table II-39. Rehabilitation Costs

Fee/Cost Type	Cost Per Unit
Acquisition	$127,778
Rehabilitation	$20,000
Financing/Other (10% of Costs)	$14,778
Total Per Unit Cost	**$162,556**
Total Cost – 48 Units	**$7,802,688**

Note: [1]Based on an 18-unit apartment complex (613 2nd Street) in Woodland sold for $2,300,000 in June 2020.

Source: De Novo Planning Group, 2021

2. *New Construction/Replacement* – New construction implies construction of a new property with the same number of units and similar amenities as the one removed from the affordable housing stock. Cost estimates were prepared by using regional information and data. The construction of new housing can vary greatly depending on factors such as location, density, unit sizes, construction materials and on-site and off-site improvements.

   As identified in Table III-16, costs for construction of single family detached units are around $141 per square foot, while multi-family units are $167 per square foot. Multi-family units have higher costs to build when compared to single family detached because of the building and fire code standards (i.e. fire sprinklers, etc.), which drive construction costs up. Additionally, multi-family units have higher liability costs. However, as identified in Table III-11, single-family developments are subject to significantly higher per unit development impact fees in Winters compared to multi-family developments. The following table describes new construction costs for a typical apartment within the region. Table II-40 presents the estimated per unit new construction/replacement costs estimated for development in the City. The cost to construct 48 replacement units would be approximately $8,636,304 to $15,563,184.

Table II-40. New Construction/Replacement Costs

Cost/Fee Type	Housing Type[1]	
	Multi-Family[2,4]	Single-Family[3,4]
Land Acquisition	$1,449[3]	$7,741[3]
Construction and Site Improvement	$141,837[5]	$246,776[5]
Planning, Building, and Development Fees	$20,280	$40,240
Financing/Other (10% of Costs)	$16,357	$29,476
Total Per Unit Cost	$179,923	$324,233
Total Cost – 48 Units	$8,636,304	$15,563,184

Note: [1]Assumes an average multi-family unit size of 850 s.f. (assuming a mix of one- and two-bedroom units) to replace the at-risk unit and single-family unit size of 1,750 s.f.
[2]Assumes 22.5 units per acre, similar to Blue Mountain Terrace approved/built density (see Table III-18).
[3]Assumes 4.2 units per acre, similar to single-family developments in Table III-18.
[4]Based on median cost per acre identified in Table III-15.
[5]Based on construction costs identified for a multi-family and single-family unit identified in Table III-16.

Source: De Novo Planning Group, 2021.

3. *Tenant-Based Rental Assistance* – This type of preservation largely depends on the income of the family, the shelter costs of the apartment and the number of years the assistance is provided. If the very low income family that requires rental assistance earns $37,000 (50% of median income for a 2-person household), then that family could afford approximately $925 per month for shelter costs. According to the Yolo County BluePrint 2020, the average 2019 rental price in Winters was $2,292. The difference between the $925 and the average rent of $2,292 would result in necessary monthly assistance of $1,367 a month or $16,404 per year. For comparison purposes, typical affordable housing developments carry an affordability term of at least 30 years, which would bring the total cost to $492,120 per household per family. Tenant- based rental assistance for the 48 at-risk units would be approximately $23,621,760 for a 30-year period and $43,305,560 for a 55-year period.

Summary. As demonstrated above, the more cost-effective to acquire and rehabilitate units, which would cost approximately $7.8 million. Providing rental assistance for a 30-year period is the most expensive approach, which would cost approximately $23.6 million. New construction of units is less expensive than providing rental assistance but more expensive than acquiring and rehabilitating units, which would cost approximately $8.6 million for a multi-family development with 28 one bedroom units and 20 two bedroom units and $15.6 million for development of 48 single family lots (either existing single family lots or subdividing several parcels throughout town) with one and two bedroom units. It is noted that these costs do not reflect potential costs savings associated with various federal and State housing grant and loan programs, discussed below under Resources.

G. PROJECTED HOUSING NEEDS

California law requires each city and county to develop local programs within their housing element in order to meet their "fair share" of existing and future housing needs for all income groups, as determined by the California Department of Housing and Community Development. The Regional Housing Needs Allocation (RHNA) is a State-mandated process devised to distribute planning responsibility for housing need throughout the State of California. Chapter IV discusses the City's ability to accommodate the RHNA through approved projects and vacant and underdeveloped sites suitable for residential development. The regional housing needs allocation for Winters, as shown by Table II-39 below, is allocated by SACOG to address existing and future needs and covers a time period from 2021-2029.

Table II-39. Regional Housing Needs Allocation - Winters (2021–2029 Planning Period)

Income Group	Income Range[1](Family of Four)	Affordable Monthly Housing Costs[2]	Winters Regional Share (units)
Extremely Low[3]: 0-30% AMI	< $27,750	$694	63
Very Low: 30-50% AMI	$27,751 - $46,250	$694 - $1,156	62
Low: 50-80% AMI	$46,251 - $74,000	$1,156 - $1,850	75
Moderate: 80-120% AMI	$74,001 - $111,000	$1,850 - $2,775	104
Above Moderate: 120 + AMI	$111,000+	$2,775+	248
Total			552

[1] HCD has established these income limits for Yolo County for 2020.
[2] In determining how much families at each of these income levels should pay for housing, HCD considers housing "affordable" if the amount of rent or total ownership cost (principal, interest, taxes, and insurance) paid does not exceed 30% of gross household income.
[3] 50% of the County's very low-income housing needs (95 units) are for extremely low-income households, which are defined as those families earning less than 30% of median income.
Source: SACOG 2020 6th Cycle Housing Element Data Package – Yolo County; HCD 2020 State Income Levels

H. HOUSING RESOURCES

Resources available to assist with obtaining housing and services within Winters and the County, with a focus on assistance for lower income and special needs populations, are summarized below.

National Alliance on Mental Illness: The National Alliance on Mental Illness has a Yolo County chapter and dedicated to improving the quality of lives for individuals living with mental illness and their families through support, education and advocacy. NAMI contracts with Yolo County to facilitate peer support groups and to offer one-on-one mentoring and provide numerous education programs throughout the community.

Yolo County Homeless and Poverty Action Coalition: The Davis/Woodland/Yolo County Continuum of Care (CA-521), hereafter known as the Yolo County Homeless and Poverty Action Coalition (HPAC), is a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Yolo County. HPAC strives to create and sustain a comprehensive, coordinated, and balanced array of human services for homeless and low-income individuals and families within Yolo County.

CommuniCare: CommuniCare Health Centers is a Federally Qualified Health Center providing health care to those in need since 1972. CommuniCare provides comprehensive health care services delivered by a dedicated team of providers and support staff through our clinic sites and outreach programs. Serving communities throughout the Yolo County region, CommuniCare provides health services for one in every eight residents of the area. Their services include primary medical and dental health care, behavioral health services, substance use treatment, health education and support services. CommuniCare Health Centers, Inc. is a non-profit 501(c)(3) corporation. CommuniCare Health Centers is licensed by the State of California, led by an independent board of directors and is a Federally Qualified Health Center Program grantee under 42 U.S.C. 254b.

Meals on Wheels of Yolo County: Meals on Wheels of Yolo County provides nourishing fresh meals prepared daily to persons age 60 years and older who are home-bound. Meals are delivered Monday through Friday by volunteers. Volunteer drivers are always welcome, and donations are appreciated. Call to receive meals and to volunteer.

RISE Inc: RISE Inc. provides services from pre-school experiences through elder recreation and resource programs. Youth programs, employment services, emergency food, clothing, and a variety of other programs for social services in rural Yolo County

Davis Community Meals & Housing: Davis Community Meals and Housing is a 501c3 nonprofit, non-denominational organization whose mission is to provide low-income and homeless individuals and families with housing, food, and human services to help them rebuild their lives. With a long history in Davis, Davis Community Meals and Housing is governed by a board of directors and operates programs ranging from free meals to supportive housing.

Empower Yolo: Empower Yolo operates a twenty-four-hour crisis intervention, emergency shelters, supportive/transitional housing, confidential counseling, training, legal assistance, and other services for individuals and families affected by domestic violence, sexual assault, stalking, human trafficking, and child abuse. Additionally, Empower Yolo provides resource centers for community services to improve the health, social, educational and economic outcomes of Yolo County residents.

Fourth and Hope: Fourth & Hope is a community – a faith-based organization with more than 30 years of experience in providing services and facilities that benefit the homeless populations of Yolo County. Over the past 20 years, programs have been established to assure that every person has food to eat; a place to sleep; dignity and hope. Fourth and Hope's programs address physical and mental health, substance use, employment and income needs, and housing. Faith and Hope also operates a 65-bed emergency shelter with a commercial kitchen for hot meals; permanent supportive housing programs; and Walter's House, a 44-bed residential treatment program.

Volunteers of America: Founded locally in 1911, the Northern California & Northern Nevada affiliate of Volunteers of America (VOA NCNN) is one of the largest providers of social services in the region, operating more than 40 programs including housing, employment services, substance abuse and recovery services to families, individuals, veterans, seniors, and youth. COA NCNN operates a variety of emergency shelters, supportive housing, and rapid re-housing and case management for veterans.

Yolo Community Care Continuum: The Yolo Community Care Continuum is a nonprofit organization established to better the lives of people with a mental illness through appropriate housing, vocational training, direct services, advocacy and education. The Yolo Community Care Continuum programs and services include:

- After hours phone-line: an information phone line to support those trying to contact Yolo County Health and Human Services;
- Cornerstone Crisis Residential: Short-term crisis residential facility to provide crisis intervention and stabilization related to mental health services;
- Farmhouse: an adult residential group living facility to teach independent living skills and coping techniques;
- Harmony House: an affordable adult residential facility that provides on-site care for enhanced mental support services;
- Homestead Supportive Housing;
- New Dimensions: a supportive housing apartment complex;
- Safe Harbor Crisis House: a short-term crisis residential facility;
- SHP: HUD funded houses providing reasonably priced housing and mental health services; and
- Supported Housing: cooperative living houses providing affordable housing and mental health services.

Yolo County Human and Health Services: The Yolo County Human and Health Services Agency (HHSA) offers an array of services, from CalFresh food benefits and employment training, to counseling and immunizations, to housing, outreach, and assistance. HHSA provides assistance to individuals, seniors, disabled, homeless, families, and other populations in need through the following branches:

- Adult Services

- Employment Services
- Family Services
- Children and Youth Services
- Mental Health
- Substance Abuse
- Welfare

Yolo County Child Welfare Services: Yolo County Child Welfare Services strengthens the safety, permanency, and well-being of children involved in the child welfare system. Child Welfare Services intervenes on behalf of children who need protection from abuse and neglect. With the ultimate goal of safety and permanency, CWS providing assistance with adoption, foster home licensing. independent living, placement assessment and family reunification.

California Work Opportunity and Responsibility to Kids (CalWORKs): CalWORKs is a public assistance program that provides cash aid and services to eligible families that have a child(ren) in the home. The program serves all 58 counties in the state and is operated locally in Yolo County by the Health and Human Services Agency. If a family has little or no cash and needs housing, food, utilities, clothing or medical care, they may be eligible to receive immediate short-term help. Families that apply and qualify for ongoing assistance receive money each month to help pay for housing, food and other necessary expenses.

Yolo County Children's Alliance: The Yolo County Children's Alliance (YCCA) is a 501(c)(3) organization and an inter-agency collaborative that coordinates needed family support services, convenes child and family advocates to solve community problems, and gathers and disseminates local information about the needs and the wellbeing of Yolo County families. The YCCA supports families by providing food, resources and referrals, Voluntary Income Tax Assistance, enrolling people in health insurance and CalFresh, and providing child care payments through our CalWORKS Child Care Subsidy program.

Steps to Success: A Restorative Justice Program: The Steps to Success: A Restorative Justice Program (S2S) is part of the Yolo County District Attorney's growing Restorative Justice diversion suite funded by Prop 47 grant funding. This program provides a diversion option to adults with mental health and/or substance use disorders who are facing criminal charges related to their condition and are ready to engage in treatment. The S2S program is an expanded version of the 2015-2018 Homeless Neighborhood Court (H-NHC) program to better serve the needs of participants struggling with mental health and addiction issues.

Yolo County Housing: Yolo County Housing (YCH) or Housing Authority is dedicated to working together to provide quality affordable housing and community development services to all within its service area. The Housing Authority and its allied organizations provide assistance to approximately 2,076 households. Housing assistance is provided throughout the region and can be found in Woodland, West Sacramento, Davis, Winters, Esparto, Yolo, Knight's Landing, Dunnigan, Madison and in Dixon (Solano County).YCH provides year-round rental assistance through low cost housing that it owns and manages, as well as through housing that it owns in partnership. It also provides assistance through its Section 8 Housing Choice Voucher program, its Project-Based Voucher program and through its Section 8 Homeownership program. Additional units are available as well as through housing programs provided by its non-profit subsidiary, New Hope Community Development Corporation.

Community Housing Opportunities Corp (CHOC): CHOC builds collaborative networks that encourage Asset Development and Homeownership Programs for low-and moderate-income families and individuals by training, educating and offering one-on-one coaching. This comprehensive service model is in partnerships with community-based organizations and social service agencies in Sacramento, Solano and Yolo counties. CHOC provides permanent supportive housing opportunities for very low-, low-, and moderate-income households. CHOC owns and manages two apartment complexes in the City.

Community Development Block Grant: Community Development Block Grant (CDBG) is a federal grant program the funds from which are allocated directly to local governments of substantial size (i.e., entitlement jurisdictions). CDBG funds for smaller jurisdictions, including the City are allocated to the State which disburses CDBG funds to these "non-entitlement" jurisdictions. CDBG funds can be used to fund a broad range of housing, community development, and economic development activities. The

City must compete with other small jurisdictions for these funds. The City accesses CDBG funds from the State, most often, to operate its first-time homebuyer program, its rehabilitation program, and for economic development activities.

HOME Investment Partnership Act Program: HOME Investment Partnership Act Program (HOME) is similar to CDBG in that it is a federal program and, being a small city, the City must compete for its share for the State allocated portion of the grant. The City typically applies for HOME Investment Partnership Act Program (HOME) funds to support development or preservation of a particular affordable housing project and for its revolving loan fund for first-time homebuyers. HOME funds can be used to assist in the provision of affordable housing for specified recipients, under such programs as new construction, acquisition, rehabilitation, and tenant-based rental assistance.

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

Successor Agency: The Successor Agency was established to oversee the remaining obligations of the dissolved Winters Community Development Agency (CDA), which was the City's redevelopment authority. The Successor Agency manages, or has assigned management to the City, properties and projects established by the CDA. The Successor Agency has limited ability to fund or support new projects. However, the Successor Agency will oversee the future use of seven parcels that had been owned by the CDA.

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

First-Time Homebuyer Program: The City provides loans to qualified homebuyers in the form of "silent" second loans, when funds are available. This program has been used to assist buyers in the Putah Creek Hamlet project and the Cottages at Carter Ranch. It has not been used to fund homebuyers of re-sale homes. For the Cottages at Carter Ranch, the loans are deferred for a period of 30 years; this covers both the principal and the 4-percent simple interest. The City has funded the program through redevelopment agency funds, HOME and CDBG program income, and developer contributions.

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

Blue Mountain Terrace Senior Apartments and Community Center: Blue Mountain Terrace provides 63 apartment homes and a senior community center. The three-story residential building will be home to one-bedroom and two-bedroom apartments affordable to seniors (62 years or older) on a fixed income. The community center has been designed to include a commercial-grade kitchen for senior nutrition programs. Outdoor amenities include a public plaza with seating, drought-tolerant landscaping, passenger loading areas, and a community garden. Blue Mountain Terrace will allow local seniors to age in place within walking distance of the historic downtown, health services, markets, restaurants and Putah Creek.

Winters Senior Apartments: The Winters Senior Apartments located at 400 Morgan Street offers permanent affordable rental units for 38 individuals or couples who can live independently. Residents must be ages 62 or older or disabled and very low income. There are two units which are set up to accommodate persons with disabilities. This project is financed through the U.S. Department of Agriculture Rural Development program and rent is based on ability to pay.

Winters Senior Center: Winters Senior Center, located at 201 Railroad Avenue (Winters Community Center) in Winters, offers elderly nutritious lunch programs, monthly potluck meetings, speakers on senior issues, and senior recreation activities. The City

provides a medical appointments transportation service for senior citizens; the vehicle used for the service is not wheelchair accessible.

People Resources, Inc.: People Resources, located at 70 North East Street, Suite C in Woodland, offers seniors age 60 and older meal services Monday through Friday at six different sites in County: West Sacrament Senior Center, Knights Landing Community Center, Davis Senior Center, Winters Community Center, and the Woodland Senior Center. This program also offers home-delivery service for homebound seniors who are unable to come to the nutrition sites. Areas served through the home-delivery service include Davis, Esparto, Knights Landing, West Sacramento, Winters, and Woodland.

Yolo Adult Day Health Center: The Yolo Adult Day Health Center located at 20 North Cottonwood Street in Woodland, provides an affordable daytime program of health, rehabilitation and social services that assists adults to remain living at home with as much independence as possible. Yolo Adult Day Health Center is a program designed for adults struggling to function independently. The diverse program of health, social and rehabilitation services promote the well-being, dignity and self-esteem of an individual. The goal is to maximize independence, improve management of chronic symptoms, prevent hospitalization and/or premature nursing home placement. Free transportation available. Participants attend the center one to five days per week and receive nursing care, personal care/grooming, social work services, physical therapy, and recreational and social activities. Lunch is served with specialized diets available. Participants must be 18 years or older, a County resident, and have health problems that interfere with independent living.

Legal Services of Northern California. The mission of Legal Services of Northern California is to provide quality legal services to empower the poor to identify and defeat the causes and effects of poverty within our community, efficiently utilizing all available resources. Most of the legal aid offices that make up Legal Services of Northern California began as an offshoot of a volunteer program or a special grant project. The oldest program began in Sacramento County in 1956. For a number of years, the Sacramento, Auburn, Woodland, Solano, Chico, Redding, Eureka and Ukiah offices were independent organizations created solely to benefit the low-income residents in their particular communities. Today, all these disparate legal aid programs are now integrated as a whole into one organization.

LSNC provides crucial civil legal services to tens of thousands of needy and vulnerable individuals, while also engaging in complex, sophisticated advocacy—through litigation, legislation, administrative advocacy, and community development work—which has a significant positive impact for their entire client community in the areas of affordable housing, public benefits, health, education, and civil rights. In 2018 alone, LSNC assisted more than 13,000 individuals in need of civil legal services.

Winters Senior Foundation: Local non-profit whose mission is to advocate for and support local seniors. Activities include weekly games, excursions, and volunteer opportunities. Game day: Free, walk-ins welcome. Weekly on Thursdays, 1pm – 3:30pm, St. Anthony Parish Hall, 555 Main St., Winters. Monthly meetings include education and information are the 3rd Wednesday each month, 2pm – 4pm (except July and August), Winters Safety Building, 700 Main St., Winters.

Winters Senior Foundation Medical Appointments Car: Volunteer drivers will drive to medical related appointments (including doctor appointments, lab, pharmacy, therapy, etc.) within and outside Winters. Rider must be able to transfer into car. Caregivers may ride along. Appointments must be made 72 hours in advance.

Partnership Health plan Care Management ride program: Persons with Medi-Cal that receive their benefit through Partnership Health Plan and have complex medical needs can receive additional care management including free transportation assistance. Contact Partnership Health plan for eligibility requirements.

Yolo Bus Special: ADA Paratransit Service for persons with disabilities in Yolo County is provided by Yolo bus Special. It is available on a prearranged basis for any trips proposed within the designated service area. Yolo bus Special serves the cities of Winters, Davis, West Sacramento, Woodland and portions of Sacramento.

Your Ride: Winters micro-transit service was implemented as part of the Yolo County Transportation District's COVID-19 response. The service is an expansion of the YOUR Ride program, which provides on-demand curb-to-curb service to residents of Winters

and El Rio Villa, allowing them to travel within Winters, as well as to/from Davis and Vacaville. In Winters, the service is offered Monday through Saturday from 8:30 a.m. to 4:30 p.m. Residents interested in registering for the service and desiring to request a trip should call our customer service line at 530-666-2877 and ask to speak to a customer service representative. The cost per ride is $1.00 regardless of destination, and youth age 18 and younger ride for free (through October 2020).

Adult Protective Services: Adult Protective Services provides resources, information and referral services to the elderly (65 and older) and to dependent adults (18- 64) who are suffering or at risk of abuse, exploitation or self-neglect. Adult Protective Services investigates allegations of abuse and links clients to the appropriate resources.

Local Handyman: Cecil (Pancho) Padilla donates the labor and the senior requesting the age in place modifications pays for any hardware needed. Service is a Winters Rotary Project and home must be in the City of Winters.

Winters Caregiver Support Group: Group facilitated by local psychologist, Wendy Davis, meets every Wednesday at 10am. The purpose of the group is to support each other and share ideas and resources. Call for consultation and location.

Citizens who Care for the Elderly: Provides social support services to frail elderly and their family caregivers including in-home volunteers for respite, and Saturday Club respite 2nd and 4th Saturdays at Davis Senior Center.

Yolo County In-Home Supportive Services: In-Home Supportive Services (IHSS) provides services support a person living in their home including personal care, light housekeeping, shopping, meal prep and accompanying to medical appointments. Eligibility: Medi-Cal, blind, disabled or 65 years of age or older, AND unable to live at home safely without help. Note: Caregivers are also continually recruited to provide care in the Winters area.

Del Oro Caregiver Resource Center: Serves families and individuals who provide care for frail elderly and brain impaired adults. The goal is to improve the well-being of family caregivers and provide support throughout the caregiving process. Time off for caregiver respite can be arranged and care plan assistance.

Resources for Independent Living: RIL promotes the socioeconomic independence of person with disabilities and seniors by providing peer supported, consumer directed independent living services and advocacy. RIL provides 7 core services: Advocacy and Legislative Monitoring; Housing; Personal Assistance Services; Information and Referral; Peer counseling; Independent Living Skills training; and Assistive technology.

Yolo 2-1-1: 211 Yolo is the information hub for Yolo County, linking residents to vital health and human services, information and resources in the community. Use our guided search options below, dial 2-1-1 or text your zip code to 898211 for text response. This service is free, multilingual, confidential and available 24 hours per day, every day of the year.

Special Needs Alert Program (SNAP): Voluntary registry for citizens with special needs who may require assistance in the event of an emergency. Applicants receive assistance by first responders (fire and Police) in the event of an emergency. Apply on line www.winterspolice.org/SNAP

Winters Healthcare Foundation: Winters Healthcare Foundation is a local community clinic providing primary care medical, dental and pre-natal care. They also provide behavioral and mental health services as well as specialist referrals and pharmacy. WHF provides care to anyone in our community including those with Medi-Cal and those without any insurance. Staff is bi-lingual in Spanish.

Medical Equipment Closets: The Winters Community Center and the Davis Senior Center lend out wheelchairs, walkers, commodes, toilet seat rises, and canes to older adults in need. Donations for use of the equipment are accepted. Winters Community Center: Contact Marie at 530-795-4824, 201 Railroad Avenue, Winters Davis Senior Center: 530-757-5696, 646 A St., Davis (you do not need to be a resident of Davis to borrow or donate to this closet)

Yolo Hospice: Yolo Hospice provides end-of-life transition care emphasizing clinical expertise, individualized plans of care, and support connecting with other community services. Yolo Hospice offers bereavement and grief services including group and individual support to any member of our community who has lost a loved one, regardless of whether the loved one was a Yolo Hospice patient. All clinical and grief services are provided at no charge.

Yolo County Mental Health Urgent Care: Services are available to individuals experiencing a mental health crisis, including those who are insured through Medi-Cal and uninsured individuals. Persons may be brought in by family or friends or self-referral. Services include crisis assessment and supportive counseling, medication intervention, referrals to community services and safe discharge planning. Open 7 days per week, 12pm – 9pm, location at 500 Jefferson Blvd., Building B, West Sacramento suite 150

Yolo County Adult Specialty Mental Health Services: Yolo County provides a range of mental health services to community members of all ages, including adults, older adults, children, and youth. Yolo County will help anyone in a crisis, connect persons to appropriate mental health services and provide on-going services for those with chronic and severe mental health symptoms who have no insurance or who qualify for Medi-Cal.

III. HOUSING CONSTRAINTS

Constraints to housing development are defined as government measures or non-government conditions that limit the amount or timing of residential development.

Government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code, Section 65583(a)(4)). Winters is undertaking many changes to its Zoning Ordinance as part of its work program to implement this Housing Element and is also addressing potential constraints identified during the preparation of this Housing Element.

Non-governmental constraints (required to be analyzed under Government Code, Section 65583(a) (5)) cover land prices, construction costs, and financing. While local governments cannot control prices or costs, identification of these constraints can be helpful to Winters in formulating housing programs.

This section addresses these potential constraints and their effects on the supply of affordable housing.

A. GOVERNMENTAL AND ENVIRONMENTAL CONSTRAINTS

Winters's policies and regulations play an important role in protecting the public's health, safety, and welfare. However, governmental policies and regulations can act as constraints that affect both the amount of residential development that occurs and housing affordability. State law requires housing elements to "address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583).

Therefore, the City is required to review its regulations to ensure there are no unnecessary restrictions on the operation of the housing market. If the City determines that a policy or regulation results in excessive constraints, the City must attempt to identify what steps can be taken to remove or minimize obstacles to affordable residential development. Winters's primary policies and regulations that affect residential development and housing affordability are land use controls; development processing procedures, fees, and improvement requirements; and building and housing codes and enforcement.

The governmental constraints analysis focuses on factors that are within the City's control, not on state, federal, or other governmental policies or regulations that the City cannot affect or modify. There are many such policies and regulations that could affect the City's ability to meet future housing needs and secure adequate funding to construct very low- and low-income housing. These are among other governmental constraints:

- Land use and environmental policies and regulations that could limit the City's ability to designate land in its planning area for future residential development. Examples include agricultural open space and natural habitat preservation; protection of endangered species; and flood control.
- Fiscal and financial constraints related to regional, state, or federal funding for housing, transportation, infrastructure, and services needed to support new residential development.
- State and federal requirements that add to the cost of constructing affordable housing, when public funds are used (such as so called "prevailing wage" requirements).
- Construction codes and regulations that the City must follow for new residential construction that could restrict the use of cost-saving techniques or materials.

1. LAND USE CONTROLS

Land use controls guide local growth and development. Winters applies land use controls through its General Plan and Zoning Ordinance. All residential land use classifications pose a constraint on residential development in the sense that various conditions, building requirements, and limitations restrict a pure free market ability to construct housing. Land use regulations also have the potential of adding costs to construction, which indirectly may constrain housing. These impacts are measured against the general health and public safety served in the adoption of such regulations. Standards have been determined by the City to establish minimum constraints to provide for adequate separation of buildings for fire protection, air and light between structures, and the intensity of development. Implementation of these standards has not resulted in a serious constraint in providing housing to the various income levels.

GENERAL PLAN LAND USE DESIGNATIONS

By definition, local land use controls constrain housing development by restricting housing to certain sections of the City and by limiting the number of housing units that can be built on a given parcel of land. The City's General Plan establishes land use designations for all land within the City's boundaries. Table III-1 identifies the different land use designations in Winters General Plan that accommodate residential development. The General Plan includes designations that accommodate a wide variety of residential development types and varying densities.

Table III-1. Residential Land Use Categories and Density

Land Use Category	Description	Residential Density
Agriculture (AG)	Agricultural uses, single-family homes, limited commercial and industrial uses directly related to agriculture, public/quasi-public uses, and similar and compatible uses.	1 unit per 5 acres
Rural Residential (RR)	Single-family detached homes, secondary residential units, limited agricultural uses, public/quasi-public uses, and similar and compatible uses.	0.5 to 1.0 dwelling units per acre (du/ac)
Low Density Residential (LR)	Single-family detached homes, secondary residential units, public/quasi-public uses, and similar and compatible uses.	1.1 to 4.0 du/ac
Medium Density Residential (MR)	Single-family detached and attached homes, public/quasi-public uses, and similar and compatible uses.	4.1 to 6.0 du/ac
Medium High Density Residential (MHR)	Single-family detached and attached homes, multi-family units, group quarters, public/quasi-public uses, and similar and compatible uses.	6.1 to 10 du/ac
High Density Residential (HR)	Single-family attached homes, multi-family units, group quarters, public/quasi-public uses, and similar and compatible uses.	10.1 to 20.0 du/ac[1]
Neighborhood Commercial (NC)	Neighborhood- and locally-oriented retail and service uses, offices, public/quasi-public uses, and multi-family units above ground floor uses.	6.1 to 10 du/ac[2]
Central Business District (CBD)	Multi-family residential units, restaurants, retail, service, professional and administrative offices, hotels, public/quasi-public uses, and similar and compatible uses.	10.1 to 20.0 du/ac[2]
Planned Commercial[3] (PC)	Neighborhood- and locally-oriented retail and service uses, offices, public/quasi-public uses, multi-family units, and similar and compatible uses	6.1 to 10 du/ac

Notes:

[1] New residential developments proposing densities below 10 du/ac are allowed, but are subject to discretionary review and approval.

[2] Residential uses are subject to discretionary review and approval.

[3] All development under this designation shall be approved pursuant to an adopted master development plan (e.g., specific plan). As these master development plans are approved, the Planned Commercial designation shall be replaced through a General Plan amendment with the NC, Office, Recreation and Parks, Open Space, or Public/Quasi-Public designations as the City deems appropriate.

Source: City of Winters General Plan Policy Document (adopted May 1992)

ZONING ORDINANCE

The City's Zoning Ordinance is among the chief implementing tools for the General Plan. The Zoning Ordinance specifies development standards for all applications such as setbacks, parking requirements, height limits, and lot coverage for individual

zoning districts. Periodically, the Zoning Ordinance is reviewed to ensure its consistency with the policies of the General Plan, as required by Government Code Section 65860, and amendments are initiated to enhance its value in accommodating new development. The Zoning Ordinance provides for an array of residential districts throughout the City that allow a variety of different residential uses. Table III-2 identifies the zoning districts in Winters that allow residential uses and the appropriate General Plan land use designations.

Table III-2. Land Use Categories and Zoning

Land Use Category	Zone Districts
Agriculture (AG)	General Agriculture (A-1)
Rural Residential (RR)	Rural Residential (R-R)
Low Density Residential (LR)	Single Family, 7,000 sf average minimum (R-1)
Medium Density Residential (MR)	Single Family, 6,000 sf average minimum (R-2)
Medium High Density Residential (MHR)	Multi-Family Residential (R-3)
High Density Residential (HR)	High Density Multi-Family Residential (R-4)
Neighborhood Commercial (NC)	Neighborhood Commercial (C-1)
Central Business District (CBD)	Central Business District (C-2)
Office (OF)	Office (O-F)
Planned Commercial (PC)	Planned Development (P-D) Overlay
Public/Quasi-Public (PQP)	Public/Quasi-Public (PQP)
Open Space (OS)	Open Space (OS)
Source: City of Winters Zoning Ordinance (Title 17)	

Development Standards

Table III-3 shows the allowed densities, lot sizes, and lot widths of the various residential zoning districts within the City. To incentivize higher density development, minimum lot sizes may be reduced for residential subdivisions if a tentative or parcel map approval is obtained at the upper reaches of the applicable density range for the site as prescribed by the general plan (see Section 17.60.020 of the Winters Zoning Ordinance) or where a project may include affordable housing and/or an affordable housing density bonus (see Section 17.60.030).

Table III-3. Zoning District Densities, Minimum Lot Size, and Minimum Lot Width Regulations

Zone District	Permitted Density	Minimum Lot Sizes (square feet/unit)	Minimum Lot Width or Depth (feet)
General Agriculture (A-1)	Minimum: N/A Maximum: 1 unit per 5 acres	5 acres	300
Rural Residential (R-R)	Minimum: 0.5 du/ac Maximum: 1 du/ac	1 acre	100
Single-Family (R-1)	Minimum: 1.1 du/ac Maximum: 7.3 du/ac	Single-Family (SF): 5,000 Halfplex: 3,500	60[1,2]
Single-Family (R-2)	Minimum: 5.4 du/ac Maximum: 8.8 du/ac	SF: 5,000 Halfplex: 3,000	50[1,2]
Multi-family Residential (R-3)	Minimum: 6.1 du/ac Maximum: 10.0 du/ac	SF: 6,000 Multi-family (MF): 10,000	60/80[3]
High Density Multi-family Residential (R-4)	Minimum: 10.1 du/ac Maximum: 20.0 du/ac	10,000	80
Neighborhood Commercial (C-1)	Minimum: 6.1 du/ac Maximum: 10.0 du/ac	10,000	80

Central Business District (C-2)	Minimum: 10.1 du/ac Maximum: 20.0 du/ac	5,000	50
Office (O-F)	Minimum: 6.1 du/ac Maximum: 10.0 du/ac	10,000	80
Planned Development (P-D) Overlay	Minimum: 6.1 du/ac Maximum: 10.0 du/ac	n/a	n/a
Public/Quasi-Public (PQP)	n/a	n/a	n/a
Open Space (OS)	Minimum: N/A Maximum: 1 unit per 5 acres	n/a	n/a

Notes:

[1] Corner lots shall be ten (10) feet wider.

[2] Lot sizes for detached or attached split lot duplex affordable housing units shall be a minimum R-2 zone and a minimum of three thousand five hundred (3,500) sq ft in the R-1 zone. Lot sizes for detached or attached duplexes shall be a minimum eleven thousand five hundred (11,500) square feet in the R-2 zone and a minimum of thirteen thousand five hundred (13,500) square feet in the R-1 zone. Duplexes or split lot duplexes are allowed only on corner lots.

[3] Six thousand (6,000) sf/60 feet width/depth for single-family development; ten thousand (10,000) sf/80 feet width/depth for multiple family development.

Source: City of Winters Zoning Ordinance (Title 17 Zoning)

Table III-4 provides setback, coverage, and height requirements for various zoning districts within Winters which allow for residential development. The setbacks and height requirements are comparable to other communities throughout the State. The maximum building heights allowed in multi-family residential zones (i.e., R-3, R-4) are the largest of any other residential zone, providing the option for a larger footprint and more units on the parcel. However, the current Zoning Ordinance also includes a requirement that for each foot of building/structure height over 30 feet an additional one-foot setback is required for all yards. According to SACOG 6th Cycle RHNA (2021 – 2029) Affirmatively Furthering Fair Housing Survey, the City of Winters identified that existing height restrictions of 30 to 40 feet maximums city-wide act as a significant barrier to the production of more affordable housing production. Although the heights in the R-3 district allow 2- to 3-story buildings and the heights in the R-4 and C-2 districts allow 3- and 4-story buildings, the increased setbacks (one additional foot for all yards for heights over 30 feet and a minimum of 20 feet for rear, side, and alley setbacks) required for heights over 30 feet for the R-3 and R-4 zoning districts reflect potential constraint for multi-family developments, including mixed use developments. Housing Program II.10 (Zoning Code Amendments – Housing Constraints Program) requires the City to review development standards, including the setbacks associated with existing height restrictions, in all residential district to find opportunities to establish standards that remove constraints to multi-family residential developments, including mixed use development. Additionally, projects that qualify under the density bonus provisions of the California Government Code Section 65915(k) may receive a further reduction in site development standards, such as reduced setbacks or increased building heights, may further reduce development costs. However, the Winters Zoning Ordinance is currently not consistent with the existing density bonus provisions outlined in California Government Code Section 65915(k). Therefore, Programs II.10 and II.12 of the Housing Plan have been included to ensure that the City will review and update the Zoning Ordinance to reflect the current requirements of State law, including density bonus provisions.

Table III-4. Zoning District Setbacks

Zone District	Front Setback	Side Setback	Rear/Alley Setback	Maximum Height	Maximum Site Coverage
General Agriculture (A-1)	25 feet[1]	20 feet	15/5 feet	30 feet	n/a
Rural Residential (R-R)	25 feet	15 feet	25/5 feet	30 feet	n/a
Single-Family (R-1)	20 feet / 15 feet for patios	5 feet / 10 feet[2]	25/5feet	30 feet	Single Story: 50% Two-Story: 45%
Single-Family (R-2)	20 feet / 15 feet for patios	5 feet / 10 feet[2]	20/5 feet	30 feet	Single Story: 50%

					Two-Story: 45%
Multi-family Residential (R-3)[4]	20 feet[1] / 15 feet for patios	5 feet / 10 feet[2]	20/5 feet	35 feet	60%
High Density Multi-family Residential (R-4)[4]	20 feet[1] / 15 feet for patios	5 feet / 10 feet[2]	10/5 feet	45 feet	70%
Neighborhood Commercial (C-1)	20 feet	0 feet[3]	0 feet[3]	30 feet	n/a
Central Business District (C-2)[4]	0 feet	0 feet[3]	0 feet[3]	45 feet	n/a
Office (O-F)[4]	20 feet	10 feet[5]	10[5]/0 feet[3]	35 feet	n/a
Planned Development (P-D) Overlay	Per PD Plan	Per PD Plan	Per PD Plan	Per PD Plan	Per PD Plan
Public/Quasi-Public (PQP)[4]	20 feet	10 feet[5]	0 feet[3]	40 feet	n/a
Open Space (OS)	25 feet	10 feet	15/0 feet	25 feet	n/a

Notes:

[1] These zones require an additional one (1) foot setback for all yards for each one (1) foot of building/structure height more than thirty (30) feet. Where the zone may not require an alley, side yard, or rear yard setback, a minimum setback of twenty (20) feet shall be required for any building/structure more than thirty (30) feet in height.

2 Where a combination of stories occurs, the 10-foot setback shall be situated on the two-story side. For single-story residences, the 10-foot setback shall be on the garage side.

3 Setback of ten (10) feet if adjoining an R district.

4 These zones require an additional one (1) foot setback for all yards for each one (1) foot of building/structure height over thirty (30) feet. Where the zone may not require an alley, side or rear yard setback, a minimum setback of twenty (20) feet shall be required for any building/structure over thirty (30) feet in height.

5 Setback of twenty-five (25) feet if adjoining an R district.

Source: City of Winters Zoning Ordinance (Chapter 17.56 Lot Development Standards)

Parking Requirements

Winter's parking regulations are set forth in Chapter 17.72 of the Zoning Ordinance, which identifies the number of spaces required for each land use and disabled persons. Table III-5 below shows the parking regulations pertaining to the development of residential units.

Table III-5. Residential Off-Street Vehicle Parking Requirements

Residential Use	Minimum Off-Street Parking
Accessory Dwelling Unit (ADU)	0 spaces
Single-Family	2 spaces/unit
Two-Family/Duplex	1.5 space/unit[1]
Multi-family: 1. ≤1 bedroom 2. ≥2 bedrooms 3. Guest	 1. 1 space/unit[2] 2. 2 spaces/unit[2] 3. 0.25 space/unit[2]
Mobilehome Park	2 spaces/mobilehome
Single Room Occupancy	1 space for staff per facility; and 1 space/unit
Emergency Shelter	2 spaces for staff per facility; and 1 space/6 occupants

Notes:

[1] Requires in-kind replacement when a garage or carport space is converted into another use.

2 At least 50% of the required spaces must be covered or enclosed, with a minimum of one covered or enclosed space provided per unit

Source: Winters Zoning Ordinance (Section 17.72.020)

As shown by Table III-5, the Zoning Ordinance requires zero parking spaces for ADUs, two parking spaces (which may be uncovered) for each dwelling unit for single-family residences, and 1.5 parking spaces for duplexes/two family swelling units. The

ADU and one or two-family residential parking requirements are not considered a development constraint and are comparable to those in jurisdictions throughout the state.

Additionally, multi-family parking standards require one to two spaces per unit based on the number of bedrooms and one guest space per 4 units of any size. This requirement is not considered a constraint to multi-family development as it is generally comparable to jurisdictions throughout the state. Additionally, projects located in the C-2 zone are allowed to apply to meet the parking space requirements through the payment of in-lieu parking fees, which must be reviewed and approved by the Planning Commission. Therefore, multi-family projects located in the C-2 zone are provided the option to pay in-lieu fees to meet this parking requirement, which would provide more flexibility in the overall design of the project but would place a larger monetary constraint.

It is also noted that projects that qualify under the density bonus provisions (Chapter 17. 60 of the Zoning Ordinance) would be eligible for parking reductions. However, the existing multi-family parking standards are only slightly higher than the parking reductions allowed under density bonus provisions outlined in Chapter 17.60 of the Winters Zoning Ordinance, which would remove the guest parking requirement and require only 1 space for zero to one bedroom units, two parking spaces for two to three bedroom units, and two and one-half parking spaces for four and more bedroom units for projects that qualify. Therefore, the existing multi-family parking standards are not considered a constraint. However, the existing density bonus provisions in Chapter 17.60 of the Winters Zoning Ordinance are not reflective of new/updated density bonus provisions; therefore, Program II.12 of the Housing Plan has been included to ensure that the City will review and update their Zoning Ordinance to reflect the current requirements of State law, including density bonuses and other incentives, which may include a reduction in the parking requirement.

Allowed and Conditional Uses

To promote higher densities and mixed land uses, Winters allows various uses within a range of zoning districts to accommodate a variety of housing types, such as single-family, duplex, multi-family, mobile homes, residential care facilities, farmworker housing, single occupancy housing, supportive housing, transitional housing, and emergency shelters. As shown on Table III-6, a number of zoning districts in Winters allow a range of residential uses that are permitted by-right; however, many districts also allow additional residential uses with a Conditional Use Permit (CUP). CUPs are ministerial permits that address whether a proposed use will comply with applicable zoning standards.

The following describes the allowed and conditional uses allowed by the Winters Zoning Ordinance and their consistency with current State laws and regulations:

Single-Family Units

Single-family units are defined in Section 17.08.050 of the Winters Zoning Ordinance as a building containing exclusively one dwelling unit. According to Chapter 17.52 and 17.58 of the Winters Zoning Ordinance (see Table III-6), single-family units are permitted by right in the A-1, R-R, R-1, R-2, and Secondary Streets Downtown-B (D-B) zoning districts and are allowed with an approved conditional use permit in the R-3, R-4, O-S, and Secondary Streets Downtown-A (D-A) zoning districts.

Multi-family Units

Multi-family units are defined in Section 17.08.050 of the Winters Zoning Ordinance as a building or portion thereof containing three or more dwelling units, including apartments and flats, but excluding rooming houses, boarding houses, lodging houses, motels, mobilehome parks, hotels, fraternity and sorority houses. Section 17.60.060 of the Winters Zoning Ordinance outlines the residential multi-family development standards in the City. According to Chapter 17.52 and 17.58 of the Winters Zoning Ordinance (see Table III-6), multi-family units are permitted by right in R-3, R-4, Main Street D-B, Railroad Avenue D-A, Railroad Avenue D-B, Secondary Street D-A, Secondary Street D-B, and Grant Avenue D-B. Additionally, multi-family units are allowed with an approved conditional use permit in the C-1, C-2, O-F, and Main Street D-A.

Accessory Dwelling Units

Government Code Section 65852.2 establishes State standards for accessory dwelling units (ADUs). Jurisdictions may adopt local ordinances that meet the state standards; however, without a local ordinance, state ADU regulations apply and local governments

cannot preclude ADUs. The purpose of an ADU is to provide additional housing options for family members, students, the elderly, in-home health care providers, the disabled, veterans and others, in existing urban, suburban, and rural residential areas without substantially changing the use, appearance, or character of a neighborhood.

Table III-6. Zoning Districts Permitting Residential Uses

Uses	A-1	R-R	R-1	R-2	R-3	R-4	C-1	C-2*	O-F	PQP	O-S	Main Street		Railroad Avenue		Secondary Streets		Grant Avenue	
												D-A	D-B	D-A	D-B	D-A	D-B	D-A	D-B
ADU		P	P	P															
Single-Family Dwelling	P	P[4]	P[4]	P[4]	C	C[4]		C[2, 3]			C		C			C	P		
Two-Family or Duplex			P[1]	P	C	C											P		
Multiple-Family					P	P	C	C[3]	C			C[9]	P[9]	P[9]	P[9]	P[9]	P[9]		P[9]
Mixed Use												P	P	P	P	P	C	C	P
Farmworker Housing Unit	P		P	P	P	P		P[5]				C[5,9]	C[5,9]	C[5,9]	C[5,9]	C[5,9]	P	C[5,9]	C[5,9]
Farmworker Housing Complex	P				P	P		P[5]									P[5]		
Mobilehome Park		C	C	C	C	C							C			C	P		
Single Room Occupancy					P	P		C				C[9]	C[9]	C[9]	C[9]	C[9]	C[9]	C[9]	C[9]
Residential Care Facility		C	C	C	C					C									
Emergency Shelters[6]					P	P		P		P		C[6]	C[6]	C[6]	C[6]			C[6]	C[6]
Supportive Housing[7]		P	P	P	P	P													
Transitional Housing[8]		P	P	P	P	P													
Vacation Rental		C	C	C	C														

Notes: P = Permitted use C = Permitted with CUP

* A commercial use operating from a residential structure originally constructed as a residential structure can be converted from a commercial use to a residential use.

1 Affordable or market rate duplexes are allowed on all corner lots in the R-1 and R-2 zones citywide.

2 Only if an existing historical structure is planned for relocation to a C-2 zone that adjoins a residential district.

3 A single residential unit is allowed at a business located in the central business district zone (C-2) upon planning commission approval of a conditional use permit (CUP), while multi-family residential is allowed above a business in the C-2 zone upon planning commission approval of a CUP. A residential unit proposed for a first floor area must be occupied by the property owner or licensed business proprietor, at least four hundred (400) square feet in size, and located at the rear of the business. No more than twenty (20) percent of the existing first floor area can be converted into residential uses and the existing first floor area must be at least two thousand (2,000) square feet in size.

4 Manufactured homes and factory-built homes located on a permanent foundation are allowed in the specified zones by right or upon planning commission approval of a conditional use permit (CUP).

5 For single farmworkers, single room occupancy housing is permitted.

6 According to Section 17.121.030 of the Zoning Ordinance, emergency shelters are permitted in conjunction with religious facilities and are allowed by-right in the R-3, R-4, C-2, and PQP zones. New emergency shelters shall not be located within 300 feet of an existing emergency shelter.

7 According to Section 17.124.030 of the Zoning Ordinance, supportive housing is allowed in all residential zoning districts and shall be subject to the specific requirements of the zoning district the project is located.

8 According to Section 17.125.030 of the Zoning Ordinance, transitional housing is allowed in all residential zoning districts and shall be subject to the specific requirements of the zoning district the project is located.

9 Only on the second floor or above.

Source: City of Winters Zoning Ordinance (Chapter 17.52 Land Use Regulations: Zoning Matrix)

In 2019, the Governor signed a series of bills that significantly limit local jurisdiction's ability to restrict the development of ADUs. Assembly Bill (AB) 68, AB 587, AB 670, AB 671, AB 881, and Senate Bill (SB) 13 provide revisions to Government Code Section 65852.2 to further lift constraints on ADUs. These recent laws also provide numerous other standards, addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADUs. In general, under these new laws:

- A Junior ADU and ADU are allowed on the same property;
- A local jurisdiction must ministerially approve an attached or detached ADU that is less than 800 feet, is 16 feet in height or less, and has at least four-foot rear and side-yard setbacks;
- If there is an existing primary dwelling, the total floor area of an attached ADU shall not exceed 50 percent of the primary dwelling;
- The total floor area for a detached ADU shall not exceed 1,200 square feet (sf);
- A local jurisdiction must review and approve compliant ADUs within 60 days instead of 120 days;
- A local jurisdiction is prohibited from imposing development impact fees, excluding connect fee or capacity charges on ADUs smaller than 750 feet;
- A local jurisdiction is prohibited from establishing a minimum square footage requirement for either an attached or detached ADU that prohibits an efficiency unit;
- A local jurisdiction may now choose to allow the sale of an ADU in certain circumstances; and
- Home Owner Associations and other common interest developments are prohibited from not allowing or unreasonably restricting the development of ADUs.

Chapter 17.98 of the Winters Zoning Ordinance provides general provisions and development standards for ADU in the City, which are more stringent than State laws and regulations reflecting a potential constraint to ADU development. Currently, an ADU may only be established in the R-R, R-1, and R-2 zones, where they are allowed by-right but the Ordinance has not been updated to allow an ADU on any lot that permits a single-family unit or multi-family use. The Zoning Ordinance restricts the density of ADUs to be no more than one ADU per legal lot and provides specific standards for lot size, lot coverage, and parking. Additionally, the Zoning Ordinance does not allow an ADU on a lot already having two or more dwelling units or in addition to a guest dwelling.

Program II.10 (Zoning Code Amendments – Housing Constraints Program) of the Housing Plan ensures that the City will review and update their Zoning Ordinance to reflect the current requirements of State law.

Until the ADU requirements of the Zoning Ordinance are updated to be accommodate ADUs consistent with State law, the City is required to ministerially review ADU applications and shall limit the standards imposed on the ADUs to those provided for under Government Code Section 65852.2(a).

Residential Care Facilities

California Health and Safety Code (HSC) Section 1566.3 establishes requirements for the local zoning standards for residential facilities that serve six of fewer persons. Section 1566.3(e)specifies that no conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility that serves six or fewer persons that is not required of a family dwelling of the same type in the same zone while paragraph (g) indicates "family dwelling," includes, but is not limited to, single-family dwellings, units in multi-family dwellings, including units in duplexes and units in apartment dwellings, mobilehomes, including mobilehomes located in mobilehome parks, units in cooperatives, units in condominiums, units in townhouses, and units in planned unit developments. HSC Section 1569.85 further specifies these same requirements for residential care facilities for the elderly that serve six or fewer persons.

Residential Care Facilities are conditionally permitted in the R-R (Rural Residential), R-1 (Single-Family Residential), R-2 (One and Two Family Residential), and R-3 (Multi-family Residential) zones. It should be noted that the current Zoning Ordinance does not allow residential care facilities for less than six individuals by-right when other residential uses are listed as a permitted use, which could be viewed as a constraint to the development of Residential Care Facilities. Program II.10 (Zoning Code Amendments – Housing Constraints Program) of the Housing Plan will update the Zoning Ordinance to allow residential care facilities for six or fewer persons to be allowed in the same manner as a residential use of the same type.

Additionally, the current Zoning Ordinance does not allow residential care facilities for more than six individuals; however, the City does allow Convalescence and Care services for seven or more individuals, which are defined by the Zoning Ordinance as Services as activities oriented to the healing, recovery, care or support of seven or more sick, injured or terminally ill people. Convalescence and Care Services are conditionally permitted in the R-R (Rural Residential), R-1 (Single-Family Residential), R-2 (One and Two Family Residential), R-3 (Multi-family Residential), R-4 (High Density Residential), and C-1 (Neighborhood Commercial) zones. Program II.10 (Zoning Code Amendments – Housing Constraints Program) of the Housing Plan will update the Zoning Ordinance to allow residential care facilities that serve seven or more people in all zones that allow residential uses, to ensure all conditions of approval are objective and do not create barriers for housing for seniors, persons with disabilities, or other special needs populations, and to define the use to clarify that this type of facility is intended to serve as a residence for individuals in need of assistance with daily living activities.

Single-Room Occupancy Units

Chapter 17.122 of the Winters Zoning Ordinance provides general provisions and standards for single room occupancy (SRO) units in the City. Under the current Zoning Ordinance, SRO units are intended to provide housing opportunities for lower-income individuals, persons with disabilities, seniors, and formerly homeless individual. A SRO is defined by the ordinance as a facility providing six or more dwelling units where each unit is a minimum of 150 square feet and a maximum of 400 square feet. Currently, SRO units are an allowed use multiple zones and are a permitted use in the R-3 and R-4 zones and are allowed in the C-2 zone and in all the Downtown zones with the approval of a CUP.

Farmworker and Employee Housing

Chapter 17.123 of the Zoning Ordinance defines farmworker housing as a housing accommodation developed for and/or provided to farmworkers and shall consist of either a farmworker dwelling unit or a farmworker housing complex. The Zoning Ordinance defines farmworker dwelling unit consistent with the definition set forth in California HSC Section 17021.5 and farmworker housing complex consistent with the definition set forth in the HSC Section 17021.6.

HSC Section 17021.5 requires that employee housing serving six or fewer employees shall be deemed a single-family structure and shall be treated subject to the standards for a family dwelling in the same zone. The City does not have any provisions in the Zoning Ordinance addressing employee housing serving six or fewer employees.

HSC Section 17021.6 requires that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses, with exceptions related to various health, safety, and resource conservation provisions identified in HSC Section 17021.8. As shown by Table III-6, farmworker housing is allowed by right in the A-1, R-1 through R-4, and C-2 zones. It is noted that agricultural uses are a permitted use in the Open Space (O-S) zoning district, but farmworker housing is not addressed in this district. Agricultural uses are also allowed in the R-R zone with approval of a CUP, but farmworker housing is not addressed in this district.

Further, HSC Section 17021.8 requires streamlined, ministerial approval and application of reasonable objective development standards for eligible agricultural employee housing, which must not contain dormitory-style housing and must be 36 or fewer units or spaced designed for use by a single-family or household. To qualify for the streamlined, ministerial approval process, an eligible agricultural housing development must meet the health, safety, and resource conservation provisions HSC 17021.8(a). The Zoning Ordinance currently does not provide for ministerial approval of eligible developments as required by HSC 17021.8. Program II.10 (Zoning Code Amendments – Housing Constraints Program) will ensure that employee housing and agricultural worker housing are permitted and treated consistent with the requirements of HSC Sections 17021.5, 17021.6, and 17021.8.

Emergency Shelters

Government Code Section 65583 requires each jurisdiction to identify one or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit. California HSC Section 50801(e)) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. The City's Zoning Ordinance defines emergency shelters in Chapter 17.121 as a building providing temporary shelter for persons in distressed circumstances, including temporary housing for homeless persons. Section 17.121.030 of the Winters Zoning Ordinance notes emergency shelters are permitted in conjunction with religious facilities and allows emergency shelters by right in the multi-family residential (R-3), high density multi-family (R-4), central business district (C-2), and public quasi-public (PQP) zoning districts. Section 17.121.040 establishes objective standards for emergency shelters that address parking, proximity (no closer than 300 feet of any other emergency shelter unless such shelter is located on the same lot or within the same building), receiving and reception area, a security plan, and a management plan that are consistent with the requirements identified in Government Code Section 65583(a)(4). The City's parking standards require two spaces per facility for staff and one space per six occupants. Government Code Section 65583(a)(4) limits parking standards to sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. While the City's parking standards for comparable uses in the same zone are comparable; for example, a facility providing convalescent and care services is required to provide one parking space per three beds and assembly hall and community service uses are required to provide one space per 50 sq. ft. of area, which would result in a higher parking requirement for these types of uses than for an emergency shelter of comparable size in the same zone, the City's standards address both staff and occupant requirements. Program II.10 will revise parking standards for emergency shelters to be consistent with the requirements of State law. As shown in Appendix C, the City currently has three vacant R-3 sites ranging from 0.9 to 0.48 acres and vacant R-4 sites ranging from 0.11 to 4.25 acre,; this count does not include vacant sites that are associated with an approved project and planned for development. These sites would accommodate a shelter the size of a single family home (at least 6 bed capacity) at a minimum; larger shelters are more likely on the sites that are 0.25 acres or larger. Shelters in Yolo County range from 2 to 65 beds, with four shelters in the 4 to 12-bed size range, so the City's inventory of sites would accommodate shelters comparable to those serving the County. These sites are all proximate to existing public utilities or are addressed by the City's master plans to connect the sites to public utilities. These sites have more than adequate capacity to accommodate emergency shelters that would house the City's most recent unsheltered homeless population count (35 persons). Recent California Legislation (AB 761) has provided an update to Government Code Section 65583 to authorize vacant armories to be used as emergency shelters; however, there are no armories located in Winters.

Transitional and Supportive Housing

Government Code states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and HSC 50675.2(h)) as "buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months." Supportive housing is defined (Government Code Section 65582(g) and HSC 50675.14(b)) as "housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community."

The City's Zoning Ordinance defines supportive housing as the meaning set forth in HSC Section 50675.14 and defines transitional housing as the meaning set forth in HSC Section 50675.2(h). The Zoning Ordinance addresses both supportive and transitional housing as uses allowed subject only to the requirements and restrictions that apply to other residential dwellings of the same type in the same zone. Additionally, to encourage and facilitate the development of supportive and transitional housing, the city may allow flexible application of development standards.

Government Code Section 65583(c)(3) and Government Code Article 11 (commencing with Section 65650) were revised in 2019 to implement AB 2162 which requires that specified supportive housing developments shall be a use by right in multi-family and mixed use zones with a streamlined and ministerial review and not be subject to discretionary review (e.g.: Use Permit, etc.). For

a project to be eligible for the streamlined and ministerial AB 2162 process, it is required to meet specific criteria, including, but not limited to, the following:

- Units within the development are subject to a recorded affordability restriction for 55 years;
- One hundred percent of the units within the development, excluding managers' units, are dedicated to lower-income households and are receiving public funding to ensure affordability of the housing to lower-income Californians;
- A specified number of units are designated as supportive housing;
- Nonresidential floor areas are used for onsite supportive services in specified amounts; and
- Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities.

The City may require a supportive housing development subject to this article to comply with objective, written development standards and policies; provided, however, the development shall only be subject to the objective standards and policies that apply to other multi-family development within the same zone. Housing Plan Program II.10 (Zoning Code Amendments – Housing Constraints Program) will revise the Zoning Ordinance in compliance with AB 2162.

Low Barrier Navigation Centers

A "low barrier navigation center" is housing or shelter in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing. Assembly Bill (AB) 101 was approved on July 31, 2019, which added Article 12 (commencing with Section 65660) to Chapter 3 of Division 1 of Title 7 of the Government Code to address "low barrier navigation centers". Government Code Section 65660 requires a low barrier navigation center use to be allowed by right in areas zoned for mixed uses and nonresidential zones permitting multi-family uses if it meets specified requirements. Additionally, AB 101 defines "low barrier navigation center" as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low barrier navigation center developments are essential tools for alleviating the homelessness crisis and are considered a matter of statewide concern. "Low barrier navigation centers" are a "by right use" in areas "zoned for mixed use and nonresidential zones permitting multi-family uses."

The Winters General Plan and Zoning Ordinance do not address or define low barrier navigation centers; therefore, Housing Plan Program II.10 (Zoning Code Amendments – Housing Constraints Program) will ensure that the City updates the Zoning Ordinance to address low barrier navigation centers consistent with Government Code Sections 65660 through 65668.

Mobilehome Park and Manufactured Homes

A manufactured home or a mobile home located outside a mobile home park shall conform to all of the residential use development standards for the zoning district in which it is located. Government Code Section 65583 requires that manufactured homes attached to a permanent solid foundation system be allowed on lots zoned for single-family residential dwellings and, except for architectural requirements for the roof overhang, roofing material, and siding material, shall only be subject to the same development standards applicable to a single-family residential dwelling on the same lot.

As part of the implementation of the 2008 Housing Element, the Zoning Ordinance was revised to define manufactured home, factory-built home, and mobilehome. Factory built homes on a permanent foundation are treated as a single-family residence and allowed by right in the R-R through R-2 districts and as a conditional use (which is the same requirement for a single-family home) in the R-4 district. However, Chapter 17.92.030 does not permit manufactured and factory-built homes and places additional requirements, beyond those allowed by State law, on manufactured and mobile homes, including design review, planning commission approval of exterior building materials and architectural features, and the general appearance of the structure and property. Housing Plan Program II.10 (Zoning Code Amendments – Housing Constraints Program) will ensure that the City

updates the Zoning Ordinance to remove restrictions on manufactured housing and factory-built homes that conflict with the provisions of Government Code Section 65583.

Density Bonus

Currently, Section 17.60.030 of the Zoning Ordinance (Affordable Housing Development) addresses the provisions of California Government Code sections 65915, to facilitate the development of affordable housing to serve families of moderate and less-than-moderate incomes within the City through density bonus and other incentives. This section of the code was last updated in 2012 and currently allows a density bonus of twenty-five (25) percent or bonus incentives of equivalent financial value where a residential or mixed use project proposes at least thirty-three (33) percent of total units for availability to low- or moderate-income households or where fifteen (15) percent of the total units are made available to lower income households. These bonus incentives may include, but are not limited to, the following:

- Use of federal, state, or local affordable housing funds to subsidize the cost of the qualifying project;
- Waiver or reduction of city building permit, plan check, and inspection fees;
- Deferral of city development impact fees until the issuance of a certificate of occupancy for the qualifying project; and
- Reduction of local zoning standards that indirectly increase housing costs, including but not limited to flexible development standards pertaining to building height, open space, lot-size requirements, street access, off-street parking, landscaping, fencing, or offsite improvements.

In October 2019, the Governor approved AB 1763, which revised the existing density bonus law found in Government Code Section 65915. In general, AB 1763 provides an 80% density bonus and four incentives or concessions for housing projects that contain 100% affordable units (including the density bonus units but excluding manager's units) for low and very low income households. If the project is located within a half-mile of a major transit stop, all restrictions on density are eliminated and a height increase of up to three stories or 33 feet is allowed. For housing projects that qualify as a special needs or supportive housing development, the legislation eliminates all local parking requirements. Winters' Zoning Ordinance currently does not comply with these most recent revisions to Government Code Section 65915; therefore, Program II.12 (Density Bonus Program) in the Housing Plan includes measures to update the City's density bonus provisions consistent with State law.

Inclusionary Housing Ordinance

The City's Ordinance 94–10 (aka Inclusionary Ordinance), requires that at least 15 percent of all new units developed in the City be affordable to very low-, low-, or moderate-income households. To prevent the inclusionary Ordinance from impeding development, the City shall provide regulatory and financial incentives and assistance geared to the financial need of each project. The following options may be considered as needed to facilitate compliance and maintain the financial feasibility of a project.

- *Off-site and In-Lieu Exceptions* - Although development of the affordable units on-site are normally preferred, when this is found to be infeasible or inappropriate, the City may allow off-site development of the affordable units, may accept in-lieu contributions of cash or land, or may approve a combination of these and other methods.
- *Fee Waivers or Deferrals* - The City may grant to a developer a program of waivers, reduction, or deferrals of development fees or administrative fees for the inclusionary units.
- *Density Bonus* - A 25-percent density bonus is available for projects meeting requirements of the Density Bonus Ordinance 97–02 (as revised per Housing Element Program II.12).
- Funding Assistance
- *Local Funding* - Housing set-aside funds may be used to subsidize the production of affordable units.

- *State/Federal Funding Assistance* – The City may provide 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.

- *Modified development standards* – The City may make modifications to 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.

The City has provided flexibility to developers in implementing the provisions of the Inclusionary Housing Ordinance to ensure that the requirement does not render a development infeasible. As described above, the City allows projects to dedicate land, build units off-site, and pay in-lieu fees to comply with the requirements.

Planned Development Overlay Zone

Within the Zoning Ordinance (Chapter 17.48), the Planned Development Overlay Zone (PD) classification provides a mechanism to allow flexibility in project design. Released from the constraints of conventional zoning standards, the PD zoning allows applicants to integrate mixed uses within a creative design that would otherwise not be possible using traditional setback requirements and lot coverage criteria. A mixture of residential housing types (i.e., attached, detached, single-family, condominium, senior, etc.) as well as densities can be accommodated utilizing the PD approach.

PERSONS WITH DISABILITIES (REASONABLE ACCOMMODATION)

On January 1, 2002, SB 520 became effective and required local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code 65583(a) (7) the City recognizes the importance of providing housing for persons with disabilities. Additionally, Government Code Section 65008 requires localities to analyze potential and actual constrains upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for disabled persons. As part of the Housing Element process, the City analyzed the Zoning Ordinance, permitting procedures, development standards, and building codes to identify potential constraints. This analysis represented a comprehensive review of the City's regulatory requirements and their potential impact on reasonable accommodations for persons with disabilities.

The City's analysis included an evaluation of zoning standards, building code interpretation and enforcement, other regulatory standards, and permit processes for compliance with the State of California accessibility standards. The City determined whether these requirements are constraints to special housing accommodations for persons with disabilities (such as handicapped access within required set-backs or yards), whether the City facilitates alternative housing types with supportive services for persons with disabilities who cannot live independently and whether conditions for approval are reasonable.

The Lanterman Development Disabilities Act (Lanterman Act) is that part of California law that sets out rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use property for the care of six or fewer disabled persons to be classified as a residential use under zoning. According to the Winters Municipal Code, Section 17.08.050 (Residential Use Classifications), "Residential Care Facility" means "the rooming and boarding of up to six physically, mentally, or educationally disadvantaged persons for which a license is required by a county, state, or federal agency, and which provides resident staff." Such a facility shall not be included in the definition of a boarding house, rooming house, foster care home, rest home or other similar term which differs in any other way from a single-family dwelling. As discussed above under Residential Care Facilities, the City's Zoning Ordinance provides for residential care facilities serving six or fewer people in the R-R through R-3 zones subject to a conditional use permit and conditionally allows Convalescent and Care facilities serving seven or more people in the R-R through R-4 and C-1 zones. As described under the Residential Care Facilities discussion above, Program II.11 (Zoning Code Amendments – Housing Constraints Program) of the housing plan will update the Zoning Code to allow residential care facilities for six or fewer persons to be allowed by-right subject to the same standards and requirements for a residence of the same type in the same zone and will also revise the definition of Convalescent and Care Services.

The City provides reasonable accommodations for persons with disabilities in the enforcement of building codes and the issuance of building permits as consistent with the accessibility design and construction standards contained in the California Building Code. Currently, the City uses the conditional use permit or variance processes for individuals with disabilities to make requests for reasonable accommodations with respect to zoning. The complex findings required under a variance or conditional use permit, though, can act as a constraint on housing for persons with disabilities. To remove this constraint, the City has implemented 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. During the 2018 APR Period, City staff assisted a resident of the Winters Village Apartments with a request to be transferred to a ground floor apartment due to medical necessity. Staff successfully worked with property manager to grant the request for accommodation.

Currently, residential parking standards for persons with disabilities are not different from other parking standards. When a special needs project proponent requests a reduction in parking requirements and can demonstrate a reduced need for parking, the request would likely be addressed during the review of the reasonable accommodation request. The City's Zoning Ordinance does not have occupancy standards that apply specifically to unrelated adults. The City's General Plan land use element does not require a minimum distance between two (or more) special needs housing facilities.

A review of the City's Zoning Ordinance and related policies and practices shows the City to be out of compliance with Fair Housing Laws as it pertains to the development, maintenance, and improvement of housing for persons with disabilities. To date, the City of Winters Municipal Code does not contain provisions for reasonable accommodation in accordance with Government Code Sections 65583(a)(5) and (c)(3) that would establishes reasonable accommodation provisions to overcome barriers to housing to comply with SB 520 and to meet the needs of persons with disabilities in accordance with the federal Fair Housing Amendments Act (FHAA) of 1988 and California Fair Employment and Housing Act, Government Code Section 1290. Housing Program II.29 (Reasonable Accommodations Program) has been included in the Housing Plan to update the Zoning Ordinance to call out and establish reasonable accommodations.

Zoning and Land Use Provisions for a Range of Housing Types

State and federal housing laws encourage an inclusive living environment, where persons of all walks of life have the opportunity to find housing suited to their needs. As previously described, single-family homes, multi-family homes, single room occupancies, emergency shelters, transitional housing, supportive housing, employee and agricultural employee housing, accessory dwelling units, residential care facilities, mobile/manufactured homes, and mobile home parks are accommodated by the City's Zoning Ordinance. As described under the Allowed and Conditional Uses discussion, Program II.11 (Zoning Code Amendments – Housing Constraints Program) will remove constraints associated with these uses to ensure such uses are allowed consistent with the requirements of State law. Additionally, Housing Plan Program II.10 (Monitor Changes in Federal and State Housing, Planning, and Zoning Laws Program) will ensure that the City monitors their development processes and zoning regulations to identify and remove constraints to the development of housing consistent with federal and State legislation.

The Zoning Ordinance currently defines family as "one or more persons occupying a dwelling unit and living as a single housekeeping unit, and distinguished from a group occupying a boarding house, lodging house, motel, hotel, or fraternity or sorority house." Since the City does not require persons in a family to be related, this definition does not pose a constraint to the provisions of housing for persons with disabilities in those zoning districts which allow for residential uses or any type of household that is not a related family.

The City permits housing that accommodates individuals with disabilities without regard to distances between such uses or the number of uses in any part of the City.

Permits and Processing

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City consistently applies the requirements of the Zoning Ordinance to all residential projects and has not noted any impacts which suggest a limitation on the construction of housing units designed for persons with disabilities. The City has received no

complaints from local building contractors or lower-income and/or senior citizen housing advocates regarding any impacts on the construction or rehabilitation of housing for persons with physical disabilities created as a result of building codes.

The City does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential uses serving persons with a disability.

Building Codes

Winters enforces the 2019 California Building Standards Code, including Chapter 11A which addresses the provisions for housing accessibility for people with disabilities and Chapter 11B which addresses the provisions for accessibility to public buildings, public accommodations, commercial buildings, and public housing for people with disabilities. These standards include requirements for a minimum percentage of fully accessible units in new multi-family developments. The City also permits existing and new homes to be retrofitted or fitted for features that provide for accessibility and independent living for persons with disabilities. Further, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint. While the City enforces the 2019 California Building Code, Title 15 of the City's Municipal Code identifies that the 2007 version of the State building codes are adopted and the 1997 version of select portions of the Uniform Building Code, identifying amendments specific to these outdated codes. In an effort to further reduce constraints and provide for clear implementation of current codes and standards, Program II.18 (Title 15 Amendments Program) of the Housing Plan is to update Title 15 of the Zoning Ordinance to reflect the current California Building Standards Code, including updating Title 15 as the triennial updates the California Building Standards Code are released.

Universal Design

Winters has not adopted a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in those homes as their physical needs and capabilities change. The City uses the Title 17, Zoning Ordinance, Title 15, Buildings and Construction of the City Code, and Title 24 of the California Building Code to ensure universal design principles are being considered for all new construction. Additionally, Program II.25 (Universal Design Program) requires that new residential subdivisions incorporate universal design features into at least 5%, or higher percentage if required by federal or state regulations applicable to a specific project, of the single-family residences to assist persons with disabilities.

STREAMLINED REVIEW AND OBJECTIVE DESIGN STANDARDS

California legislation has been adopted to address the housing shortage within the State, requiring a streamlined and ministerial process for specific residential developments. SB 35 (Government Code Section 65913.4), which went into effect on January 1, 2018, was part of a comprehensive package aimed at addressing the State's housing shortage and high costs. SB 35 requires the availability of a streamlined ministerial approval process for developments located in jurisdictions that have not yet made sufficient progress towards their required allocation of the regional housing need. For a project to be eligible for streamlining pursuant to SB 35, it must:

- Contain at least two multi-family units;
- Provide a specified level of affordability;
- Be located on an eligible site in an urbanized area or urban cluster;
- Comply with residential and mixed-use General Plan or Zoning provisions; and
- Comply with other requirements, such as locational and/or demolition restrictions.

A streamlined and ministerial review, per State legislation, requires projects to be reviewed against existing objective standards, rather than through a discretionary entitlement process, in specified timeframes. Residential development that is a permitted use by right is not required to go through a discretionary process. However, there is potential for multi-family projects with an affordable component to be eligible for the streamlining provisions of SB 35 that require a degree of discretionary review under current zoning requirements, such as a CUP for certain multi-family projects in the C-2 zoning district or project's requiring Design

Review (DR). The City's DR provisions are subjective in nature and demonstrate preferences or characteristics for consideration while allowing discretion and flexibility, and as such, cannot be enforced through a streamlined ministerial process. Consistent with existing State Law, objective standards are those that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark.

Currently, Winters has not adopted objective zoning standards and design standards to allow eligible projects to be permitted through a streamlined ministerial review. A streamlined and ministerial review removes multiple constraints to residential development including, financial, time, and environmental constraints. Program II.11 (Zoning Ordinance Amendments – Housing Constraints Program in the Housing Plan provides for revisions to the Zoning Ordinance to identify a streamlined approval process and objective zoning and design standards for eligible residential projects per Government Code Section 65913.4.

Subdivision Ordinance

The City's Subdivision Ordinance defines the City's official requirements governing the division of land into separate parcels for future development. The City's Subdivision Ordinance is patterned after the model version recommended by the State Office of Planning and Research and adheres to the requirements of the State Subdivision Map Act. The requirement for adequate roads, lot size dimensions, provisions for water supply and sewage disposal and drainage improvements are among the key factors addressed in the Subdivision Ordinance. The Ordinance has proven valuable in sustaining a cohesive pattern of development with unified street standards that are coordinated with the existing City street network. These regulations ensure that residential building sites can exist in a safe environment to accommodate a wide range of residential building options desired by the public. Annual monitoring of the effectiveness of these regulations is achieved through input received from the City's Public Works Department, Building Division, Planning Division, Environmental Division, and the City's Fire Department.

Short-term Rentals

Chapter 17.54 (Vacation Rentals) of the Winters Zoning Ordinance outlines the requirements of short-term rentals in the City. The purpose of this chapter is to minimize the potential adverse impacts of transient occupancy uses in residential neighborhoods on traffic, noise and density, to ensure the health, safety and welfare of renters and guests patronizing vacation rentals in order to ensure the long-term availability of housing stock in compliance with the housing element of the City of Winters General Plan. Short-term rentals in Winters are required to obtain a vacation rental permit, as outlined in Section 17.5.030 of the Winters Municipal Code.

As of March 2021, there are six short-term rentals listed on Airbnb.com. One of the rentals are limited to a room or suite within a home and four are for the entire house in Winters. The last short-term listing on Airbnb.com is a larger group rental for up to 20 people to stay in canvas tents on a 32-acre orchard. In addition, there are two short-term rentals listed in the City on VRBO.com for the entire houses. These three rental listings for the entire house minimally decreases the amount of housing stock available for permanent occupancy.

Growth Controls/Growth Management

The City manages growth primarily through the General Plan, Zoning Ordinance, and specific plans. The General Plan establishes relatively finite limits to ultimate urban expansion, with definite future boundaries for urban development during the timeframe of the General Plan. The City's General Plan planning boundaries are to be considered relatively "fixed" for very important reasons pertaining to the logical spheres of influence of neighboring cities as a means to assure the preservation of environmental qualities and amenities of the sub-region. Winters is located in the southwest corner of Yolo County, approximately 8.8 miles to the west of Davis and approximately 12 miles southwest of Woodland. The southern City limits and Sphere of Influence boundary runs conterminous with the Yolo County limits, restricting City expansion. The Sphere of Influence boundary for Winters was last updated in 2016 and would add 382 acres to the north of the existing City limit boundaries.

Apart from defined growth boundaries (City Limits, Sphere of Influence) in the General Plan, the City does not have established growth controls (e.g., limitations on the amount of growth that can occur on an annual basis or process for allocating a limited number building permits) and has not adopted a growth management program. According to the 2019 Winters' Housing Overview Report, from 2006 to 2016, single-family home production of Winters was either zero or a single digit number and less than one

tenth of a percent, total. Beginning in 2016, the City had 615 single-family units approved with entitlements to build. The actual and projected growth (based on 2,300 current units) is shown in Table III-7. Given economics and averages, over a 20-year period from 2006 to 2025 the total residential growth rate would be 1.14% average with a peak growth of 3.0% annual growth.

Table III-7. Actual and Projected Growth – Winters

Year	Units	Annual Growth
2016	34 units[1]	1.4%
2017	36 units[1]	1.4%
2018	4 units[1]	0.01%
2019	54 units[1]	2.0%
2020	38 units[2]	1.5%
2021	78 units	3.0%
2022	78 units	3.0%
2023	78 units	3.0%
2024	78 units	3.0%
2025	78 units	3.0%

Source: [1]City of Winters, Housing Overview Agenda Report (May 2019); [2]2020 Housing Element Annual Progress Report

BUILDING CODES AND ENFORCEMENT

Building Codes regulate the physical construction of dwellings and include plumbing, electrical, and mechanical divisions. The purpose of the Building Code and its enforcement is to protect the public from unsafe conditions associated with construction. The City enforces the California Building Code Standards (Title 24) for existing units, new construction, and residential rehabilitation. State law affords local government some flexibility when adopting the uniform codes; the building codes can be amended based on geographical, topological, or climate considerations. Further, State Housing law provides that local building departments can authorize the use of materials and construction methods other that those specified in the uniform code if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the building codes.

While the City enforces the 2019 California Building Code, Title 15 of the City's Municipal Code identifies that the 2007 version of the State building codes are adopted and the 1997 version of select portions of the Uniform Building Code, identifying amendments specific to these outdated codes. In an effort to further reduce constraints and provide for clear implementation of current codes and standards, Program II.18 (Title 15 Amendments Program) of the Housing Plan is to update Title 15 of the Zoning Ordinance to reflect the current California Building Standards Code, including updating Title 15 as the triennial updates the California Building Standards Code are released.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT) AND RELATED CONSULTATION

Section 21082 of the Public Resources Code, referred to as the California Environmental Quality Act of 1970, or "CEQA" requires all projects subject to discretionary review by the City adopted guidelines consistent with the CEQA Guidelines to assure compliance with State law pertaining to environmental review. Since there is uncertainty as to what specific environmental impacts a development might have there is also a lack of predictability of how long it can take to negotiate this process before a project can be approved by the City. In some instances, a project can be exempt from environmental review which has very little impact on the timing or costs of review. However, in other instances, where a project may be found to have a potential adverse impact on the environment, the environmental review process can take over a year to complete, undergoing thousands of dollars in environmental analysis, before it is ready to be approved.

NATIVE AMERICAN CONSULTATION

AB 52, Consultation with Native American Tribes, took effect July 1, 2015. It seeks to protect a new class of resources under CEQA: "tribal cultural resources." It requires that agencies undertaking CEQA review must, upon request of a California Native American tribe, begin consultation as part of a project review to consider impacts to "tribal cultural resources." A tribal cultural

resource is defined as a site, feature, place, cultural landscape, sacred place or object with cultural value to a California Native American tribe, which may include non-unique archeological resources. Consultations can have an impact on project budgets and timing. Winters regularly consults with local tribes concerning projects, and thus far, these consultations have not resulted in any impediments to the development review process.

SB 18, Local and Tribal Intergovernmental Consultation requires local governments to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process. These consultation and notice requirements apply to adoption and amendment of general plans (defined in Government Code §65300 et seq.). To comply with SB 18 for this Housing Element update, Winters contacted Native American tribes to provide an opportunity for consultation. [Tribal notice occurring concurrently with HCD review; this section will be updated to reflect tribes contacted and their input].

2. FEES AND EXACTIONS

The City requires a number of permits and development fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these fees are necessary to provide services necessary for health and safety and to meet State environmental mitigation requirements, they can have a substantial impact on the cost of housing, particularly affordable housing.

Residential development is assessed fees by the City, County and school district to cover the costs of infrastructure improvements and maintenance, and the provision of services. The largest fees are related to sewer and water service, and reflect the cost of providing, improving and expanding these utilities. Fees are also charged to cover the costs of City staff's review and processing of applications and permits related to housing development. A number of the project's application fees are estimated upon submittal and the developer pays a deposit covering the estimate. Actual staff time spent in the project is then deducted from the deposit amount, including a 13% administrative fee, and any unspent remainder is refunded.

Other types of exactions include land dedication, which may be required of residential development for rights-of-way or as an alternative to the park development fee, in addition to on-site improvements that are necessary for the public health, safety and welfare. On-site improvements may include water, sewer and other utility line extensions, street construction and traffic control device installations that are reasonably related to a project.

In 2017, the City of Winters City Council adopted Resolution 2017-35 to provide updates to a number of City Department fees, including Building Permit Fees, Planning Fees, Public Works and Engineering Fees, and Fire Department Fees. Table III-8 details the City's current planning processing fees for project entitlements and one or more of the entitlements would be required to process a residential project and a building permit is required for each residential structure.

Table III-8. Development Project -- Planning Fees

Permits/Entitlements	Fee
Annexation	Deposit
Appeals	$303
Certificate of Compliance	$303
Conditional Use Permit	$1,820
Development Review Committee Meeting	$485
Environmental Impact Report (T&M)	Deposit
Exemption (Statutory or Categorical)	$243
Initial Study (City Staff Time Only)	$1,820
Negative Declaration (City Staff Time Only)	$1,001
Final Map Modification	$849
Final Parcel Map Modification	$242
Lot Line Adjustment	$607
PD Overlay Modification – Minor	$667
PD Overlay Modification – Major	$1,365
Zoning Amendment	$2,730

Pre-Project Advisory Review Planning Commission	$455
Pre-Zoning & General Plan Amendment	Deposit
Site Plan/Design Review Planning Commission	
Residential Single-Family	$910
Residential Single-Family 1-4 models	$1,213
Residential Single-Family 5 or more models	$1,516
Multi-Family:	
Up to 20 Units	$1,820
Over 20 Units	$2,391
Specific Plan w/General Plan Amendment	Deposit
Street Addressing (per project 1-10 addresses)	$137
Street Addressing (per project 10+ addresses)	$243
Temporary Activity Permit	$546
Tentative Parcel Map Modification	$406
Tentative Subdivision Map	
Tentative Parcel Map 1-4 lots	$788
Tentative Subdivision Map 5-24 lots	$7,280
Tentative Subdivision Map over 24 lots	Deposit
Modification	$970
Variance	
Planning Commission	
1st Variance	$1,820
Each additional Variance	$910
Zoning Administrator	
1st Variance	$1,577
Each additional Variance	$788
Source: City of Winters, Resolution 2017-35 (Schedule B-Planning Fees)	

Table III-9 describes the current City's fee schedule for residential building permits and the Public Works/Engineering recommended deposit. Actual engineering staff time spent in the project is then calculated and an invoice is prepared, which includes a 13% administrative fee. The invoice amount is then deducted from the deposit amount, and any unspent remainder is refunded. If the invoice exceeds the deposit, the project applicant will be required to pay the outstanding fees.

Table III-9. Residential Building Permit and Public Works/Engineering Fees

Building Permit	
Total Valuation[1]	**Fee[2]**
$1 – $500	$132.77
$501 -- $2,000	$132.77 for the first $500 plus $4.73 for each additional $100 or fraction thereof, up to and including $2,000
$2,001 -- $25,000	$203.74 for the first $2,000 plus $4.73 for each additional $1,000 or fraction thereof, up to and including $25,000
$25,001 -- $50,000	$703.32 for the first $25,000 plus $15.68 for each additional $1,000 or fraction thereof, up to and including $50,000
$50,001 -- $100,000	$1,095.08 for the first $50,000 plus $10.86 for each additional $1,000 or fraction thereof, up to and including $100,000
$100,001 -- $500,000	$1,638.11 for the first $100,000 plus $8.69 for each additional $1,000 or fraction thereof, up to and including $500,000

$500,001 – 1,000,000	$5,113.47 for the first $500,000 plus $7.37 for each additional $1,000 or fraction thereof, up to and including $1,000,000
$1,000,001 and up	$8,798.28 for the first $1,000,000 plus $5.66 for each additional $1,000 or fraction thereof
Public Works and Engineering	
Simple	**Recommended Deposit[3]**
Site Plan Review	$1,000
Grading Plan Check & Inspection up to 1,000 cubic yards	$1,000
Minor Public Improvements	$1,000
Driveways	$1,000
Sidewalks	$1,000
Moderate	**Fee**
Grading Plan Check & Inspection 1,000 – 10,000 cubic yards	$5,000
Public/Private Improvement Plan checks and Inspections up to $500,000	$5,000
Final Map Reviews-less than 100 lots	$5,000
Complex	**Fee**
Grading Plan Check & Inspection over 10,000 cubic yards	$20,000
Public/Private Improvement Plan checks and Inspections over $500,000	$20,000
Final Map Reviews-over100 lots	$20,000

Note:

[1] For new construction, a valuation of the construction contract amount or the City's Building Valuations, whichever is higher shall be used.

[2] Fees include the Building Permit Fee, Electrical Permit Fee, Mechanical Permit Fee and Plumbing Permit Fee.

[3] Fee is a recommended deposit to submit to the City. All Costs will be charged at Engineering actual invoice cost plus a 13% administrative fee (113% of Engineers invoice will be applied against the deposit and the applicant will be required to pay any outstanding fees for invoices greater than the deposit),

Source: City of Winters, Resolution 2017-35 (Schedule A – Building Permit Fees, Schedule C – Public Works and Engineering Fees)

Development impact fees have a much larger effect than permit fees on the final cost of a home. Development impact fees include water and sewer impact and hook-up costs, park fees (in lieu of land dedication), traffic impact fees, and similar charges. In 2018, the City of Winters City Council adopted Resolution 2018-59, which updated the City's development impact fees. Table III-10 shows the current residential development impact fee per unit in each residential zoning district.

Table III-10. Residential Impacts Fees Per Unit by Land Use

Fee	Rural Residential	Residential Low Density Residential	Medium Density Residential	Medium High Density Residential	High Density Residential	ADU
Water	$4,465.96	$4,465.96	$3,653.96	$2,841.97	$2,435.98	$1,471.74[1]
Sewer	$3,263.88	$3,263.88	$2,810.56	$2,266.58	$1,994.59	$1,205.07[1]
Transportation	$3,142.00	$3,142.00	$3,142.00	$2,195.00	$2,195.00	Case by case
Parks	$6,079.54	$6,079.54	$5,319.60	$4,939.63	$4,559.66	$2,754.79
Public Safety	$972.70	$972.70	$851.11	$790.32	$729.52	$440.75
Fire	$1,968.74	$1,968.74	$1,722.65	$1,599.60	$1,476.56	$892.09
General	$1,647.21	$1,647.21	$1,441.31	$1,338.36	$1,235.41	$746.39
Monitoring Fee	$156	$156	$136.50	$126.75	$117.00	$70.69
Streets	$3,142.00	$3,142.00	$3,142.00	$2,195.00	$2,195.00	$1,621.00[2]
Storm Drainage	$582.00	$454.00	$303.00	$168.00	$161.00	$161.00[2]
Total per Unit	$25,420.03	$25,292.03	$22,522.69	$18,461.21	$17,099.72	$9,363.53

[1]Water and sewer fees not collected for attached ADUs
[2]Estimate; fee calculated on a case-by-case basis based on dwelling unit equivalent
Source: City of Winters Impact Fees Effective January 1, 2019 (Resolution 2018-59); City of Winters Nexus Fee Study, 2018

One development impact fee not included in Table III-9 above is the Winters Joint Unified School District (WJUSD) school facilities impact fee since it is not a flat fee per unit. The WJUSD fee is based on the square foot of each residential unit. The current fee for residential construction that is not already subject to a pre-existing development agreement between the WJUSD and the applicant is $3.20 per square foot.

Table III-10 compares the total City and regional fees, including planning, building, and development impact fees for a 48-unit single-family subdivision, a single-family unit, and a 48-unit multi-family project. This assumes that the 48-unit subdivision and single-family unit is constructed in the R1 (Low Density) zone and the multi-family project is constructed in the R4 zone. Additionally, the calculations assume that the single-family residential homes average 1,850 square feet and the multi-family development averages 750 square feet per unit.

As shown in Table III-11, the City's fees range from approximately $20,280.24per unit for a multi-family development of 48 units averaging 750 square feet to $33,749.88 per unit for a 48-unit single-family subdivision with a typical home size of 1,850 square feet to $40,240.16 for an individual single-family home on an existing lot.

Table III-11. Development Fees – Single-Family Subdivision, Single-Family Home, Multi-family Development

Fees	48-Unit Subdivision	Single-Family Unit	48-Unit Multi-family Project
Planning Fees			
Site Plan/Design Review	$1,516	$910	$2,391
Tentative Subdivision Map	$15,000[1]	--	--
Environmental Review (CEQA)	$21,321[1,2]	$243[3]	$243[3]
Building Permit Fees[4]	$68,979.93	$2,875.13	$29,830.84
Public Works/Engineering Fees[1]	$15,000	$5,000	$5,000
School Fees	$284,160	$5,920	$115,200
Development Impact Fees	$1,214,017.44	$25,292.03	$820,786.56
Total Fees	$1,619,994.37	$40,240.16	$973,451.40
Total Fees Per Unit	$33,749.88	$40,240.16	$20,280.24

Notes:
[1] Estimated cost or recommended deposit.
[2] Assumes appropriate CEQA document is an Initial Study/Mitigated Negative Declaration. Environmental Review Fee includes City fee of $2,821 and cost of CEQA document (estimated to be $18,500)
[3] Assumes a 1 single-family unit and 48-unit Multi-family project would be exempt from CEQA review.
[4] Construction valuation assume $131 per square foot. Single-Family Unit: 1,850 sf x $131= $242,350 per unit; 48-unit Single-Family Subdivision: $242,350 x 48 units = $11,632,800; 48-unit Multi-family Project: 750sf x $131= $98,250 per unit x 48 units = $4,716,000

Source: City of Winters (Resolutions 2017-35 and 2018-59)
HomeGuide: How Much Does it Cost to Build A House. https://homeguide.com/costs/cost-to-build-a-house
De Novo Planning Group, 2020

Table III-12 compares the development impact fees for a single-family unit and multi-family unit in Winters to the cities of Davis, West Sacramento, and Woodland. Development impact fees throughout Yolo County vary widely due to the different needs of individual communities and the different fee programs adopted by local agencies serving the individual communities. The development impact fees for both a single-family and multi-family unit in the City of Winters are significantly lower when compared to other cities in Yolo County. The development impact fees for single-family and multi-family units in the cities of West

Sacramento, and Woodland are around $25,000 to $30,000 more than Winters per unit while the development impact fees in the City of Davis are around $75,000 to $84,250 more than Winters. In addition, Program II.24 (In Lieu Fee Reduction Program) in the Housing Plan requires the City to review the feasibility of reducing in lieu fees for qualifying affordable housing projects to more accurately reflect the actual cost of producing an affordable unit which further reduces fee-related constraints.

Table III-12. Comparison of Development Impact Fees in Cities within Yolo County

Jurisdiction	Single-Family Unit Development Impact Fee	Multi-Family Unit Development Impact Fee
City of Davis[1]	$109,168	$101,356
City of West Sacramento[2]	$59,412	$42,009
City of Woodland[3]	$62,801	$41,653
City of Winters[4]	$33,750 to $40,240	$17,099 to $20,280

Source:
1 SACOG Housing Fee Study (SACOG, September 2020)
2 2013 – 2021 Housing Element (City of West Sacramento, September 2013)
3 General Plan Appendix E: Housing Element Background Data (City of Woodland, May 2017)
4 See Table III-9 and III-10 above

3. PROCESSING AND PERMIT PROCEDURES

The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the selling price of the home. The City Council and Planning Commission govern the review process in the City, or depending on the project, it might be reviewed by the Community Development Director.

The time required to process a project varies greatly from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table III-13 identifies the typical processing times for most entitlements and the reviewing body for each entitlement. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with general plan and zoning designations do not generally require Environmental Impact Reports (EIR), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. For example, a ministerial review for a single-family home would be processed concurrently with the design review.

Table III-13. Application Processing Times

Type of Approval or Permit	Typical Processing Time	Approval Body
General Plan Amendment	24-52 weeks	City Council
Rezoning	24 weeks	City Council
Conditional Use Permit	8-16 weeks	Planning Commission
Variance	6-8 weeks	Planning Commission
Site Plan/Design Review (Staff Level)	Up to 30 days	City Staff
Site Plan/Design Review	6-12 weeks	Planning Commission
Planned Development	24 weeks	City Council
Minor Subdivision (Tentative Map)	24 weeks	City Council
Major Subdivision (Tentative Map)	52 weeks	City Council
Minor Subdivision (Final Map)	Variable	City Council
Major Subdivision (Final Map)	Variable	City Council

Source: City of Winters, 2021.

The City also encourages the joint processing of related applications for a single project. For example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative tract map, and any necessary variances. These procedures save time, money, and effort from both the public and private sector and could decrease the costs for the developer by as much as 30%. Table III-14 outlines typical approval requirements for a single-family infill project, a 48-unit subdivision, and a 48-unit multi-family project, assuming that the land is zoned appropriately.

Table III-14. Typical Processing Procedures by Type			
	Single-Family Unit	**Single-Family Subdivision**	**Multi-family Project**
Approval Requirements	Site Plan/Design Review	Tentative Map	Site Plan/Design Review
		Initial Study/Negative Declaration	Initial Study/Negative Declaration or CEQA Exemption
		Site Plan/Design Review	
		Final Map	
Estimated Total Processing Time	**Up to 30 days**	**6-12 months**	**2-4 months with CEQA Exemption 6-8 months with IS/MND**
Source: City of Winters, May 2009.			

City staff avoids any unnecessary timing constraints on development by working closely with developers to expedite approval procedures. In addition, the City staff will assist the developer through the permit processing to ensure a rapid processing time. It should be noted that Tables III-12 and III-13 assume the following:

1. The applicant and staff meet several times before submitting the application;

2. The applicant provides a complete application and may need to work with staff to adjust the project before it is initially reviewed and considered by the Planning Commission;

3. There are not significant environmental issues that would require an Environmental Impact Report; and

4. The Planning Commission's approval of the project is not appealed to the City Council.

For most proposed projects, the City invites the developer to a pre-application meeting. These meetings provide developers with an opportunity to meet various City staff representing numerous City departments (e.g. Planning, Building, Public Works, Fire and Police) to strategize about project design, City standards, necessary public improvements, and funding strategies (where appropriate).

The next step in the process usually includes submittal of an application for the proposed entitlement. The application includes instructions that are meant to simplify the process for the applicant by providing steps on how to proceed. Once staff is satisfied that all required information has been submitted to the City, and the application is consistent with Winters's General Plan and Zoning Ordinance, an Initial Study in accordance with CEQA will soon follow. During the Initial Study period, many departments will review the project and provide comments. At the same time, planning staff is likely to be preparing other documents to expedite the process as previously mentioned. All scheduling, noticing, and correspondence with interested parties usually coincides with this period. After the project is approved, the building department performs plan checks and issues building permits. Administrative approval projects requiring minor permits are approved by City staff. Minor site plan review and minor variances are also reviewed by staff. Throughout construction, the building department will perform building checks to monitor the progress of the project. This process does not put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body.

It should be noted that each project does not necessarily have to complete each step in the process (e.g., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports (EIRs), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. Since a majority of EIRs are prepared in response to a General Plan Amendment request, these two actions are often processed simultaneously. The City also encourages the joint processing of related applications for a single project. As an example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative map, and any other necessary variances. Such procedures save time, money, and effort for both the private and public sector. It is important to note that some processing timelines cannot be made shorter without violating State laws, particularly as they relate to public noticing, compliance with CEQA, etc.

PROCESSING PROCEDURES

The following is a summary of the eight (8) steps involved with the planning entitlement and public hearing process:

Step 1– The applicant submits a completed Community Development Department application along with the necessary plans and materials and application fee (e.g. radius list, application fee, etc.) as identified on the submittal checklist, to the staff at the Community Development Department.

Step 2– Upon receipt of a complete application, the Community Development Department routes the project plans and materials to multiple City departments for their concurrent review and comment. In some cases due to environmental regulations, the project may also be routed to State and Federal agencies such as the Army Corps of Engineers, U.S. Fish & Wildlife, and California Department of Transportation or others for review and comment. If a project includes affordable housing, the Community Development Department will be scheduled for an advisory review before the Affordable Housing Steering Committee (AHSC). Usually, a project applicant may desire to receive feedback from the AHSC prior to the application submittal. If that is the case, the AHSC may ask that the project applicant return to the steering committee to review the formal submittal.

Step 3– Within 30 days of submitting an application, the Community Development Department holds a project evaluation meeting with multiple City departments to discuss the project's site/design issues. The applicant, the applicant's engineer, and the applicant's architect may attend this meeting as well. At the meeting, city staff provides written comments from each department (engineering, building, etc.) on the project as well as a draft set of recommended conditions of approval. In some cases, the written comments require modifications to the project plans. Note: administratively processed permits generally do not require an evaluation meeting.

Step 4– If following the meeting the project is modified, the applicant is responsible for responding to each department's comments and making sure that each department's comments are adequately addressed before submitting revised plans.

Step 5– Within thirty days (30) of receiving the City's written comments on the project, the applicant submits revised plans to the Community Development Department for redistribution to the applicable Departments for their review and finalization of the project Conditions of Approval. The City has thirty (30) days to determine whether the application as amended is complete.

Step 6– Once all departments have reviewed the revised project plans, Community Development Department staff prepares final Conditions of Approval. These Conditions of Approval are included within the Community Development Department staff report that is forwarded to the approving authority for their review and consideration. At this step, the Community Development Department also prepares the necessary environmental documentation for the project.

Step 7– The Community Development Department will prepare a Public Hearing notice for the project (this notice will include the environmental determination).

Step 8– At the Public Hearing, testimony is heard on the project and the approving authority takes final action on the project. The final Conditions of Approval are provided in the Community Development Department's "Notice to applicant" which is mailed out to the applicant the day following the hearing. Note: Permits for new development that include land use and/or zoning issues such as: General Plan Amendments, Rezone and/or Development Agreement Amendments, require three public hearings (one Planning Commission meeting and two City Council meetings). In these cases, the City Council is the final approving authority.

SB 330 Application

SB 330 provides for streamlined review and preliminary application for housing development projects in order to increase certainty in the development review process. The City does not have a SB 330 form and will use the form prepared by HCD until such time that the City prepares its own form that addresses the State SB 330 submittal requirements.

Administrative Permit Process

The Administrative permit process is used for those types of permits that are more routine in nature and smaller in scale. These Administratively processed projects are handled in a smaller manner as Steps 1 through 7 of the Public Hearing Process (see above). Due to the smaller scale of these projects, the project plans are generally routed to fewer departments and agencies for

their review and comment, and they have a shorter time period for review. A notice is sent out called a Notice of Intent that allows adjacent property owners the opportunity to request a public hearing. If no public hearing is requested, then a project is approved by the Community Development Director. If a public hearing is requested, then a project is forwarded to and reviewed by the appropriate approving authority.

Conditional Use Permit Process

The Conditional Use Permit (CUP) process is described in Chapter 17.20 (Use Permits) of the Winters Zoning Ordinance. The purpose of the CUP process is to allow the proper integration into the community of uses which may be suitable only in specific locations in a zone or only if the uses are designed or arranged out on the site in a particular manner. In granting a CUP, the Planning Commission or Zoning Administrator, must find all of the following general conditions to be fulfilled by the requested use:

- Use will be in conformity with the General Plan;
- Use is listed as a conditional use in the zone regulations or elsewhere in Section 8-1.4205 of the Zoning Ordinance, or, where an interpretation is necessary, a determination is made by the Community Development Director or Planning Commission that proposed use would require a use permit;
- Use is consistent with the intent and purposes of the zone in which it is located, and will not detrimentally impact the character of the neighborhood;
- Use will not be detrimental to the public health, safety or general welfare;
- Adequate utilities, access roads, drainage, sanitation or other necessary facilities or services will be provided;
- Use will not create a nuisance or enforcement problem in the neighborhood; and
- Use will not result in a negative fiscal impact on the City

Where one or more of these findings cannot be made, the CUP application shall be denied. The Planning Commission or Zoning Administrator may conditionally approve applications by imposing conditions on the Project to allow the findings noted above to be made. However, conditions may not be imposed which by their nature would effectively preclude the development of the project.

Design Review Processing Procedures

The Design Review process ensures that the development will conform to applicable Specific Plans, Design Guidelines, General Plan Policies, City Codes, and applicable Conditions of Approval. The Design Review process for the City is intended to ensure that the location and configuration of structures and corollary site improvements are visually harmonious with their site and that of surrounding sites and structures. The Design Review process includes an analysis of proposed architectural styles, construction materials, colors, site landscaping, and similar development criteria. Through this process, the City tries to promote attractive, compatible architectural design, protect views and preserve natural landforms and existing vegetation. Design review is required before the Planning Commission for approval of the following residential projects:

- New construction of multi-family residential units;
- New construction of any single-family residential unit; and
- Modifications of existing buildings involving collectively significant exterior changes, which may include changes of building materials; addition/deletion of doors, windows, and awnings; or changes to rooflines or parapet walls as determined by the Community Development Director.

City staff will review an application for design review along with other possible entitlements for a project. Once accepted as complete, the item will be scheduled for a public hearing before the Planning Commission. The Planning Commission will consider the following aspects for Design Review of a site plan as applicable:

1. The overall visible mass of the structure(s). This analysis may include review of visible building mass as it relates to property setbacks, building height, roofline profiles, lot coverage, orientation, and the overall size and scale of a building;

2. The use and quality of exterior construction materials striving for long-term compatibility with the general setting of the subject property and visual character of the general neighborhood, including exterior building colors on new construction only to the extent that it may detract from the desired design theme for a neighborhood;

3. Avoidance of buildings that are characterized by large, blank or unbroken wall planes, as well as buildings that exhibit a general lack of architectural detailing, shadow lines, etc., which collectively lack general visual interest;

4. Effective screening of ground- and roof-mounted mechanical equipment;

5. The use of landscaping, decorative site paving, etc. that provides effective visual screening or softening of the development. Consideration of the appropriate mix of plant materials, plant sizes, etc. pursuant to landscaping criteria contained in Section 8-1.6004 of the City's Municipal Code;

6. Achieve conformity with the Winters Design Guidelines; and

7. In addition to the above, single-family development design review will focus on avoiding the use of repetitive design and site plans. Design review is intended to encourage elements of individuality in residence design through inclusion of features such as modified front and side yard setbacks, varying architectural styles, building siding and roofing materials, and creative use of fencing and landscaping. To the extent possible, designs also should encourage pedestrian activity while reducing emphasis on vehicular access as the local point of a residential lot.

The Planning Commission will make findings relative to compliance with the above seven provisions to approve a site plan. Applicants have the option of filing conceptual (preliminary) site plans for design review in advance of formal site plan review. Conceptual design review allows for submittal of more basic site plan information for an initial review by the Planning Commission. Conceptual design review is to be considered only as an information item and is intended to provide informal feedback to an applicant, who then could consider any comments received by the Planning Commission when preparing the formal site plan.

The City works closely with developers to expedite the entitlement process(es) so as not to put any unnecessary timing constraints on residential development. There are two Permit Review Processes, as set forth by the City's Zoning Ordinance: 1) The administrative process which is used for smaller projects that can be approved by the Community Development Director; and 2) the Public Hearing process which is used for handling projects that are to be reviewed and approved by the Planning Commission.

While the design review requirements have not posed a constraint to development, the second finding includes a subjective component related to compatibility. Program II.10 (Zoning Ordinance Amendments – Housing Constraints Program) will ensure the design review criteria are revised to address potentially subjective terminology in order to provide objectivity in the design review process.

Winters Design Guidelines

The City Residential Design Guidelines were created in a joint effort by the Winter Planning Commission and Winters Economic Development Commission in November 1999. The design guidelines were developed with the specific objectives of facilitating economic and residential development in the City and ensuring that the small town character of the City was preserved.

The Winters Residential Design Guidelines impose development standards that are not contained in the City's Zoning Ordinance, including neighborhood design, circulation design, residential site design, and duplex design standards. Besides the obvious aesthetic issues, one of the goals, or perhaps the focus, of design review is to ensure that the City's small-town character is

preserved and enhanced. Thus, the standards are subjective. To ensure the guidelines are consistently applied to each residential project, a list of design elements or qualities that could be incorporated into the design of projects is included below each standard to identify how to meet the applicable design standards. For example, the residential site design standards identify that "roof designs in residential neighborhoods should add variety to the overall streetscape." To achieve this, the guidelines identify the use of gables, hips, and dormers for roofs; the use of architectural asphalt shingles, concrete or clay tile, and slate or similar visual materials for roofs; and the use of roof structures and embellishments such as louvers, vents, lanterns, pinnacles, cupolas, finials, compounded fascias, parapets and eve moldings.

The use of design review has created minimal cost impact on single-family and multi-family development because the types of architectural styles and embellishments required by the City do not, by themselves, cost significantly more to construct than other types of architectural styles.

Affordable Housing Steering Committee

The Affordable Housing Steering Committee (AHSC) was established in October 1994. The AHSC is a citizens committee dedicated to implementing the community's housing policies in a quality way. Their emphasis is on open communication with the developer early in the process to communicate the community's needs and to provide a forum for direction and dialog.

The involvement of the AHSC is beneficial to the developer as it provides a clearer road map to successful development in Winters. The AHSC has 2 of the 5 sitting members that are from the current Planning Commission as well as 1 City Council person who participates as City Council liaison. As projects reach the Planning Commission and the City Council, there is already some degree of familiarity with the developer and the proposed project from those Planning Commissioners also serving on the AHSC. The early involvement with the AHSC does not impede development; it facilitates successful development.

In recent years, the role of the AHSC has been to review the affordable plans for new residential projects. The AHSC emphasizes the need to construct affordable units in each project, spread out the affordable units throughout each project, design the affordable units so they blend in with the market rate units, and construct affordable units in each phase of a multi-phased residential project. The AHSC plays an advisory role and project applicants do not incur any application or other fees to appear before the AHSC. The City schedules a project application before the AHSC early in the planning process to ensure affordable housing issues are resolved in a timely manner before the developer has incurred significant cost. This committee does not have the power to alter project review, design review, or development standards.

The AHSC was initially required to review residential projects of 50 units or more, but since many of the City's affordable housing projects tend to be smaller in size, that threshold has been decreased to 15 units. Because the AHSC becomes involved in the development process during the early stage, often prior to application submittal, and provides only an advisory role, the City does not believe that this change will act as a constraint on housing development. Rather, the City believes that the AHSC is beneficial to the City's affordable housing development objectives. Therefore, Program II.4 (Affordable Housing Steering Committee Program) of the Housing Plan ensures that the City maintains the 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.

Development Review Committee

The Development Review Committee (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 and identify issues early in the process to save time and money. Utilization of the DRC process is at the discretion of the applicant. Program II.23 (Development Review Committee Program) in the Housing Plan ensures that the City maintains the DRC to help expedite the processing and approval of residential projects.

4. LOCAL EFFORTS TO REMOVE GOVERNMENTAL BARRIERS

ZONING ORDINANCE UPDATES

In 2017, the City updated the Zoning Ordinance to reduce potential governmental constraints and provide for a variety of housing types. The revisions to the Zoning Ordinance addressed single room occupancy uses, emergency shelters, transitional housing for those moving from various circumstances, supportive housing for those with disabilities, and farmworker/agricultural employee housing. Additionally, the Zoning Ordinance was revised to address pre-manufactured buildings to allow more mobile/manufactured homes within the community, which are viewed as more affordable. The Zoning Ordinance was also updated to address ADUs, which provide for higher densities to support senior and lower income housing.

INFILL HOUSING

A primary emphasis of "smart growth", "new urbanism" and legislation including SB375 and AB 32 is to reduce sprawl and rejuvenate urban cores in the promotion of diversification of zoning to allow for complimentary mixed uses, vertical construction and increased residential densities which can benefit from connectivity, a pedestrian orientation, enhanced transportation, multimodal transit and shared opportunities for parking and other uses. Filling the land use within a community allows for a maximization of land use.

In Winters, the Downtown Master Plan has placed a primary emphasis on encouraging constructive re-use of properties and maximizing our small urban area. One of the defining elements of the Downtown Master Plan is the Form Based Code (FBC) which amended the Zoning Ordinance by creating a special planning area to combine residential, retail and business uses within the Downtown Master Plan Area.

FORM BASED CODE

In March 2006, after a lengthy public process, the City adopted the Downtown Master Plan, which provides the vision for the development and redevelopment of the downtown core of the City. The Downtown Master Plan identified several tools for fulfilling the vision in the Plan. One of those tools is the creation, adoption and use of a Form Based Code for the Downtown Master Plan Area. Cities use Form Based Codes to control the look and type of buildings, streets, landscaping and building details like signs, awnings, and storefronts to create and maintain an interesting, attractive and livable town. Standards for land use, density, setbacks, and design would be set-out in a Zoning Ordinance-like format that can be used easily by landowners, applicants, business owners, and City staff and officials. The City adopted a Form Based Code for its Downtown core in October 2009.

The form-based code helps to reduce the uncertainty for developers and smooth the permitting process by providing up front clarity for proposed projects. Understanding the City's vision in advance reduces the risk and predevelopment expenses for developers and reduces the overall discretionary review process. In relation to housing, the FBC allows the City's highest density at 28.1 units per acre within a mixed use.

FEE REDUCTIONS

The City provides fee reductions for affordable housing, when funds are available and when necessary to ensure the affordability of a project. In 2019, the City approved a $100,000 fee reduction for the Blue Mountain Terrace project, an affordable senior housing development, which assisted the project in receiving a matching $100,000 fee reduction from Yolo County. This reduced costs associated with City fees and reduced constraints associated with local government fees. While the City's impact fees are necessary to provide services and utilities to the community, the City reviews requests for fee reductions on a case-by-case basis.

APPLICATION ASSISTANCE

The City provided significant assistance to the Blue Mountain Terrace project to assist in meeting federal National Environmental Protection Agency (NEPA) requirements associated with the project's funding sources. The City funded and oversaw the preparation of the NEPA Environmental Assessment and supporting technical studies, to assist the project in receiving federal HOME funding and provided supplemental NEPA documentation to assist in receiving federal HOME funding as well as and Project-Based Housing Assistance Vouchers administered by Yolo County Housing. The City also expedited preparation of the environmental documents to assist the project with meeting timelines for State tax credit funding.

TRANSPARENCY

Government Code Section 65940.1 requires the City to make the following available on its website:

- A current schedule of fees, exactions, and affordability requirements applicable to a proposed housing development project, presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel and the fees that apply to each new water and sewer utility connection.
- All zoning ordinances and development standards adopted by the city or county presenting the information, which shall specify the zoning, design, and development standards that apply to each parcel.
- The list(s) that specify in detail the information that will be required from any applicant for a development project, pursuant to Government Code Section 65940.
- The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to subdivision (b) of Section 66006 and subdivision (d) of Section 66013.
- An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by that city, county, or special district on or after January 1, 2018.

The City of Winters provides its fee schedules, development application and permit forms, its General Plan, the Zoning Map, a link to the Zoning Ordinance, and other applicable planning-related documents on its website to assist interested parties in understanding the fees and requirements associated with development of a parcel (or parcels) in the City. To provide financial transparency, the City also provides current budget and rate information, as well as archived comprehensive annual financial reports prepared since 2006, rate and impact fee studies prepared since 1995, and City budgets prepared from the 2007/2008 fiscal year to the current budget.

5. VOTER INITIATIVES

In November 2020, Measure A, Winters Urban Growth Boundary and Community-Based Planning Initiative, was passed by Winters voters. Measure A makes the following amendments to the Winters General Plan:

- Amends the Land Use Diagram to establish the Urban Growth Boundary and to designate lands outside of the UBG as Specific Plan lands, with the exception of the incorporated island to the northwest which retains its Public/Quasi-Public designation. Upon the approval, by Winters voters, of a Specific Plan in the designated area, the UGB would be moved to the border of the Specific Plan designation. The amended Land Use Diagram is shown below as Figure III-1. .
- Amends the text of the General Plan to add Policy I.A.12, which creates the Urban Growth Boundary, allows open space uses outside of the UGB, and limits development outside of the UGB to public parks, public educational facilities, and public wastewater, sewer, storm drain, and water recycling facilities. Policy I.A.12 identifies that the UGB reflects a commitment to direct future growth within i) the City's existing urban areas (ii) those areas planned for urban development in the existing City limits and (iii) those areas included in a specific plan if approved by a vote of the people in accordance with Policy LA.15. in order to prevent urban sprawl into the agriculturally and environmentally important areas surrounding the City.
- Amends the text of the General Plan to add Policy I.A.13, which provides for implementation of the UGB through November 3, 2040 and disallows modifications to Policy I.A.12 through I.A.15, unless amended or repealed by a vote of the people. Policy I.A.13 limits redesignation of land uses outside of the UGB to only amendments in accordance with the Community-Based Specific Planning Process Policy I.A.15, a vote of the people, or amendments made by the City Council under limited circumstances. City Council amendments are limited to a) redesignating lands outside the UGB if the new designation is limited to open space land uses as identified by the General Plan Open Space designation and consistent with the definition of Open Space established by State law, and b) amendments to the UGB and redesignation of lands if the City Council makes the following findings based on substantial evidence:

(1) A specific provision of State or federal law requires the City to accommodate the housing that will be permitted by the amendment;

(2) The amendment permits no greater density than that necessary to accommodate the required housing;

(3) An alternative site that is within the UGB is not available to satisfy the specific State or federal housing law; and

(4) The land proposed to he brought within the UGB is as close as feasible to (i) the existing UGB, and (ii) available water and sewer connections.

- Amends the text of the General Plan to add Policy I.A.14, which establishes that the UGB is not intended to prohibit the City from providing urban services, including sewer services, to the El Rio Villa Housing Development, located at 63 Shams Way or to prohibit or affect the City's operation of its Wastewater Treatment Facility.

- Amends the text of the General Plan to add Policy I.A.15, which establishes a Community-Based Specific Planning Process that must be followed in order to develop lands outside the UGB but within the City's sphere of influence. While Measure A does not limit or affect land use designations within the City limits, it requires that lands north of Moody Slough Road be included in the Community-Based Specific Planning process.

- Measure A Findings, Paragraph 9: 9. No Effect on Lands Within the UGB. This Initiative will not affect land use regulations or land use designations within the UGB, or the City Council's ability to change them.

As shown in Figure III-1, the UGB (red line) established by Measure A follows the existing City boundary and does not affect lands within the City. Measure A places limitations on land uses within the City's Sphere of Influence. Similarly, the Specific Plan designation is applied outside of the City and does not affect lands within the City. Policy I.A.15 requires that a Specific Plan be prepared for the area outside of the UGB and requires that the area within the City north of Moody Slough Road, as shown on Figure III-2. However, Policy I.A.15 does not place any limitations on entitlement and development of the land shown in Figure III-2, so property owners in this area can apply for entitlements, be issued entitlements, and develop this area even if a Specific Plan has not been prepared through the community-based specific planning process and approved by the City and the voters. This is underscored by the findings for Measure A, particularly paragraph 9 which identifies that Measure A (the initiative) will not affect land use regulations or land use designations within the UGB, or the City Council's ability to change them. Measure A and the related amendment to the General Plan do not affect the City's ability to accommodate the RHNA, including sites identified to address the RHNA, as Measure A solely places limitations on lands outside of the City limits and this Housing Element does not rely on the annexation of land to meet the City's housing needs. Further, Policy I.A.13 specifically provides for City Council-initiated changes, including changes to the location of the UGB and the redesignation of land uses if the affected area within the City's Sphere of Influence is needed to accommodate housing under State or Federal housing law in the future.

Figure III-1: Measure A – Urban Growth Boundary and Specific Plan Designation

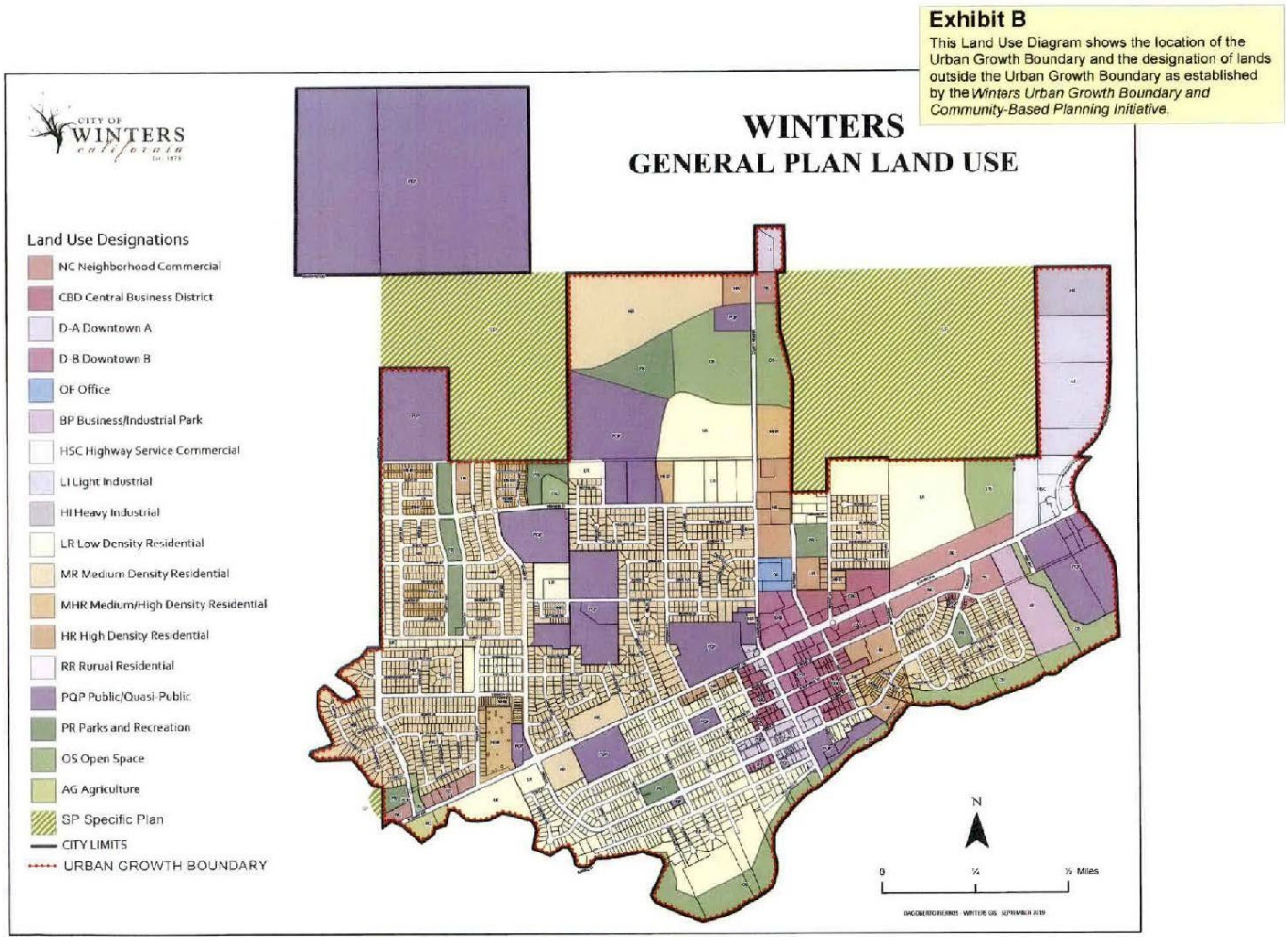
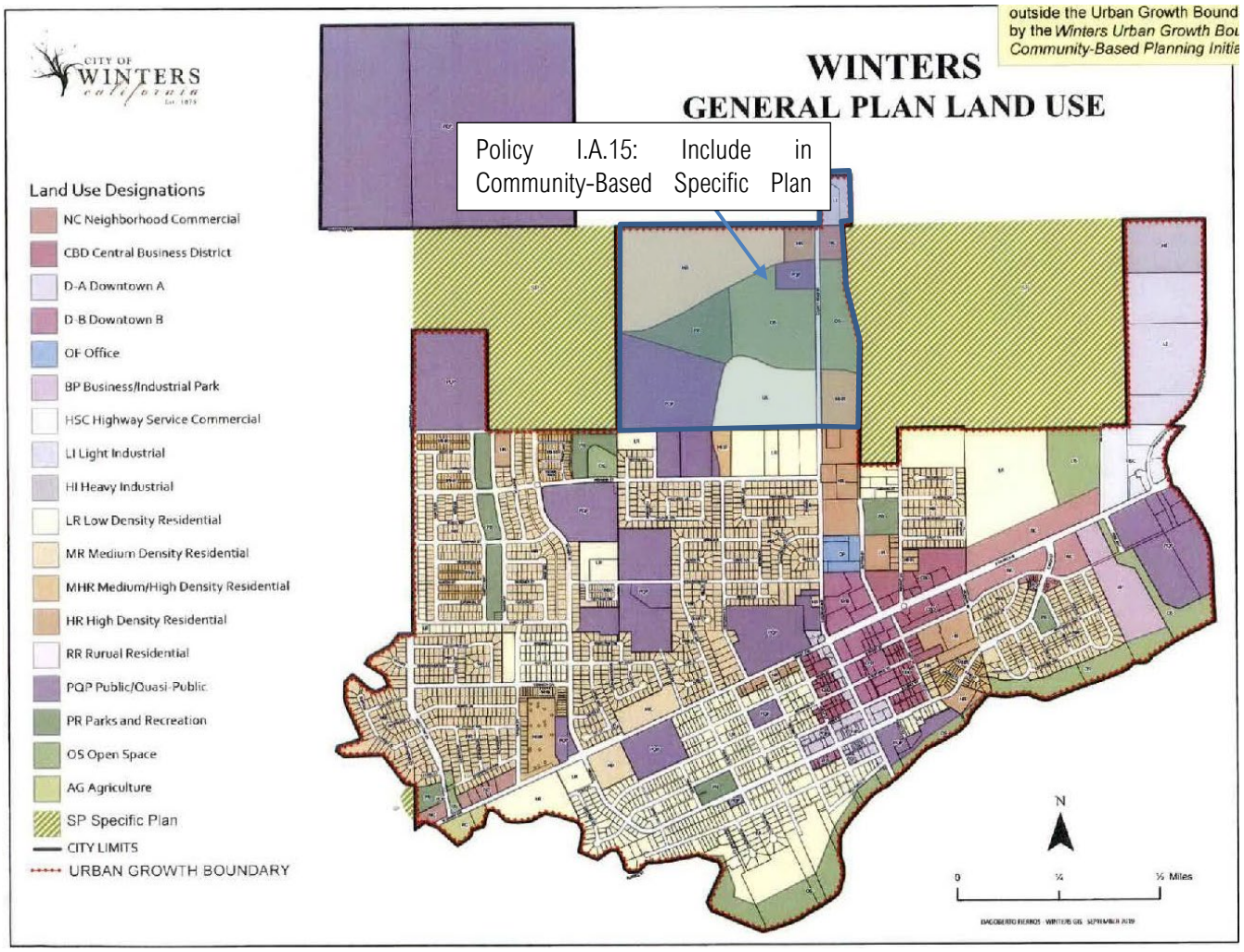


Figure III-2: Measure A – Lands Within City Affected by Policy I.A.15



B. NONGOVERNMENTAL CONSTRAINTS

Governmental Code Section 65583(a)(5) requires a Housing Element to contain an analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction. The cost parameters of these elements fluctuate significantly in response to a wide variety of local, State, natural, and global economic and social events. The influence that City government has on these factors is negligible. As regional and State economic conditions change, the demand and supply of affordable housing is impacted. Historically, the cost of housing in general in Winters, relative to California Bay Area counties, has been considered low to moderate.

1. DEVELOPMENT COSTS

LAND COSTS

The price of residential building sites is influenced by fundamental factors such as location, topographical or geographical constraints, environmental amenities such as existing streams or lakes, tree cover, and the availability of services (i.e., road systems, public utilities, schools, shopping outlets, etc.). Table III-15 shows the land on the market with a Winters address and its current listed price as of September 2020 based on Multiple Listing Service data.

Table III-15. Price of Land

Address	List Price	Total Acres	Price per Acre
30247 30247 Pleasant View Road, Winters, CA 95694	$1,145,000	27.50 Acres	$41,640
0 Feedranchs Drive, Winters, CA 95694	$1,050,000	27.81 Acres	$37,760
25833 County Road 34, Winters, CA 95694	$998,000	30.77 Acres	$32,430
4870 McCune Road, Winters, CA 95694	$674,995	32.30 Acres	$20,900
27627 Carmelo Way, Winters, CA 95694	$3,650,000	100.00 Acres	$36,500
22819 County Road 88, Winters, CA 95694	$3,250,000	80.25 Acres	$40,500
0 County Road 89, Winters, CA 95694	$2,400,000	70.30 Acres	$34,140
0 Road 34, Winters, CA 95694	$595,000	24.23 Acres	$24,560
415 Grant Avenue, Winters, CA 95694	$1,850,000	5.69 Acres	$32,510
0 Sackett Lane, Winters, CA 95694	$1,500,000	82.04 Acres	$18,280
0 Winters Road, Winters, CA 95694	$1,579,000	70.11 Acres	$22,520
800 East Grant Ave/Hwy128, Winters, CA 95694	$1,500,000	3.43 Acres	$437,320
3 County Road 89, Winters, CA 95694	$2,575,000	158.80 Acres	$16,220

Source: Winters MLS Data, Real Estate for Sale as of September 16, 2020 (http://www.metrolistpro.com/lbc/2/1020/6/241/Winters-Real-Estate-For-Sale)

As shown in Table III-14, the current price of land per acre in Winters ranges between $16,220 to $437,320 per acre, with a median price of $32,510 per acre for unentitled land that would require planning entitlements and permit processing prior to development. According to MLS Data for Winters, there is one entitled property for sale providing the buyers the option to purchase 16 partially finished lots on 0.14 acres in the City of Winters, which is currently listed at $2,400,000 resulting in a price per acre of $17,142,860.

COST OF CONSTRUCTION

The cost of construction is primarily dependent on the cost of labor and materials. Construction costs in Winters are comparable to costs throughout the Sacramento Valley region. Non-union labor is typically used for residential construction and there are no unusual costs with obtaining materials. Many factors can affect the cost of building a house, including the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. In recent years factors such as materials demanded by China for major construction projects and the price of fuel have adversely impacted overall construction costs.

The previous 2013-2021 Housing Element Update cited construction costs of $160 to $180 per square foot for residential construction, including land. Average residential construction costs in the Sacramento region are estimated to range between $122.21 to $181.46 per square feet, with a median construction cost of $151.84 per square foot, for basic construction3. As shown in Table II-16, construction costs for a 1,750 square foot single-family home are estimated to be $246,776.01, or $141.01 per square foot. An 850-square foot multi-family unit would cost approximately $166.87 per square foot; a 48-unit multi-family development with an average unit size is estimated to have a construction cost of approximately $6.8 million, with a cost of $141,837.46 per unit and $166.87 per square foot.

Table III-16: Construction Cost Estimates – Sacramento Region

	Single-Family (1,750 sq. ft.)	Multi-family
Construction Cost	$166,740.55	$95,836.12
Contractor (25%)	$41,685.14	$23,959.03
Design Fees (8%)	$13,339.24	$7,666.89
Contingency (15%)	$25,011.08	$14,375.42
Total Cost	$246,776.01	$141,837.46
Per Square Foot	$141.01	$166.87

1 1,750 sq. ft., 2-stories, stucco exterior, no basement, custom grade
2 850 sq.ft per unit., 3-stories, stucco exterior, no basement, standard grade
Source: BuildingJournal.com, 2021

According to the City's Housing Overview Report from May 2019, the approximate cost for a market rate apartment is approximately $240,000 while for an "affordable unit" the costs now exceed $350,000. The higher cost for an affordable unit is largely tied to the requirement to pay prevailing wages for labor as well as additional costs associated with securing financial assistance for an affordable project. These costs are total per unit costs that take into account the cost of land as well as the site improvements.

Upon securing the raw land, a residential developer would have to make certain site improvements to "finish" the lot before a home could actually be built on the property. Such improvements would include the installation of water mains; fire hydrants; sewer mains; storm drainage mains; streetlights; and the construction of streets, curbs, gutters, and sidewalks. In addition, the developer is required to provide other improvements, including, but not limited to bridges, culverts, fencing of watercourses and hazardous areas, ornamental walls, landscaping, noise barriers, and recreation areas and facilities.

Construction cost increases, like land cost increases, affect the ability of consumers to pay for housing. Construction cost increases occur due to the cost of materials, labor, and higher government imposed standards (e.g., energy conservation requirements). The development community is currently producing market rate for-sale housing that is affordable to moderate and above moderate income households.

COST AND AVAILABILITY OF FINANCING

Financing is critical to the housing market. Developers require construction financing, and buyers require permanent financing. The two principal ways in which financing can serve as a constraint to new residential development are the availability and cost of construction financing and the availability and cost of permanent financing.

- If financing is not easily available, then more equity may be required for developing new projects and fewer homebuyers can purchase homes, since higher down payments are required.

3 Sacramento Home Construction Costs & Prices – ProMatcher Cost Report. September 2020. Access: https://home-builders.promatcher.com/cost/sacramento-ca-home-builders-costs-prices.aspx

- Higher construction period interest rates for developers result in higher development costs. For homebuyers, higher interest rates translate into higher mortgage payments (for the same loan amount), and therefore reduces the purchasing power of homebuyers.

Homebuyer Financing

On March 3, 2021, the reported average rate for a 30-year mortgage was 3.02% with 0.6 points (FreddieMac, 2020). From 2005 through 2020, average monthly mortgage rates have ranged from a high of 6.8% in July 2006 to a low of 2.86% in September 2020. The record low in mortgage rates was attributed by FreddieMac to a late summer slowdown in the economic recovery igniting robust purchase demand activity, which was up 25% from the previous year and had been growing at double digit rates for four consecutive months. This intense growth in purchase demand will result in a constraint to homeownership due to a lack of housing supply being readily available to support this growth momentum despite low mortgage rates. In addition, for homebuyers, it is necessary to pay a higher down payment than in the immediate past, and demonstrate credit worthiness and adequate incomes, so that loan applications meet standard underwriting criteria. While adherence to strict underwriting criteria was not required during the early and mid-2000s, the return to stricter standards is consistent with loan standards prior to 2001.

Landowner and Developer Financing

With respect to landowners and developers seeking to provide housing or retain affordable housing in Winters, a variety of Federal, State, and local resources are available to help fund affordable housing and reduce financing constraints on developments, as shown in Table III-17.

Table III-17: Financial Resources

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants available to City of Winters on a competitive basis for a variety of housing and community development activities. City competes for funds through the State's allocation process	- Acquisition - Rehabilitation - Home Buyer Assistance - Economic Development - Homeless Assistance - Public Services
HOME	Grant program available to City of Winters on a competitive basis for housing activities. City competes for funds through the State's allocation process.	- Acquisition - Rehabilitation - Home Buyer Assistance - Rental Assistance
Low income Housing Tax Credits (LIHTC)	Tax credits are available to persons and corporations that invest in low income rental housing. Proceeds from the sales are typically used to create housing.	- New Construction - Acquisition - Rehabilitation
Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. Yolo County Housing Authority does not currently participate in the Program, but would be the implementing agency.	- Home Buyer Assistance

Table III-17: Financial Resources		
Program Name	**Description**	**Eligible Activities**
Housing Choice Voucher Program	Rental assistance payments from Yolo Housing Authority to owners of private market rate units on behalf of very-low income tenants. The Housing Choice Voucher program includes vouchers issued to individual households as well as project-based vouchers issued to a developer to preserve a specified number of units in a project for lower income residents.	- Rental Assistance - Home Buyer Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	- Acquisition - Rehabilitation - New Construction
Section 203(k)	Provides long-term, low interest loans at fixed rate to finance acquisition and rehabilitation of eligible property.	- Land Acquisition - Rehabilitation - Relocation of Unit - Refinance Existing Indebtedness
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	- Acquisition - Rehabilitation - New Construction - Rental Assistance
U.S. Department of Agriculture (USDA) Housing Programs	Below market-rate loans and grants for very low, low, and moderate income multi-family housing, self-help subdivisions, and farmworker rental housing.	- New Construction - Rehabilitation
2. State Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	- Home Buyer Assistance
Cal HOME	Provides grants to local governments and non-profit agencies for local homebuyer assistance and owner-occupied rehabilitation programs and new home development projects. Will finance the acquisition, rehabilitation, and replacement of manufactured homes.	- Home Buyer Assistance - Rehabilitation - New Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CHFA first loans to give eligible buyers 100% financing.	- Home Buyer Assistance
California Self-Help Housing Program (CSHHP)	Provides grants for the administration of mutual self-help housing projects.	- Home Buyer Assistance - New Construction
Emergency Housing and Assistance Program (EHAP)	Provides grants to support emergency housing.	- Shelters and Transitional Housing
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services.	- Support Services
Farmworker Housing Assistance Program	Provides State tax credits for farmworker housing projects.	- New Construction - Rehabilitation
Joe Serna Jr. Farm-worker Housing Grant Program (FWHG)	Provides recoverable grants for the acquisition, development and financing of ownership and rental housing for farmworkers.	- Home Buyer Assistance - Rehabilitation - New Construction

Table III-17: Financial Resources		
Program Name	**Description**	**Eligible Activities**
3. Local Programs		
Affordable Housing Fund and Other Programs	The City's In Lieu Affordable Housing Fund is funded through in-lieu fees collected from developments that do not provide their very low and low income units as part of the project. The Affordable Housing Fund has a balance of $816,364 as of July 1, 2020, which was projected to increase to just over $1.0 million by the end of the 2020/2021 fiscal year. These funds are available to assist in the development of a variety of housing types affordable to lower income households. When funds, typically CDBG or HOME, are available, the City offers housing rehabilitation and homebuyer assistance programs to lower income households.	- Rehabilitation - Home Buyer Assistance
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	- Fixed rate mortgages issued by private mortgage insurers.	- Home Buyer Assistance
	- Mortgages, which fund the purchase and rehabilitation of a home.	- Home Buyer Assistance - Rehabilitation
	- Low Down-Payment Mortgages for Single-Family Homes in underserved low income and minority cities.	- Home Buyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	- Home Buyer Assistance

These financing programs are essential to facilitating affordable housing development by providing necessary financial relief. For example, the Blue Mountain Terrace project by Domus Development, which provided all of the very low- and low-income restricted units built during the 2013-2021 Housing Element planning period, relied on a number of financial resources. The approval and construction of the Blue Mountain Terrace project was a multi-year effort. In 2015 and 2016, the City authorized and assisted Domus Development submit an application to the State of California Strategic Growth Council for grant funds under the State CDBG Program, HOME Program, the Multi-Family Housing Program, and the Affordable Housing Sustainable Communities Program. Additionally, in 2018, the City Council approved loans from HOME Program Income ($135,000) and City of Winters Housing Trust Fund ($565,000) to fill the gap in funding for the project. All in all, the project received financial assistance from the HOME Program, the Multi-Family Housing Program (MHP), the Local Housing Trust Fund (LHTF) Program, the Low-Income Housing Tax Credit (LIHTC) Program, the Infill Infrastructure Grant (IIG) Program, the California Debt Limit Allocation Committee (CDLAC), Project Based Section 8 Vouchers, American Homeowner Preservation (AHP), and the Regional Development Authority (RDA); therefore, all of the units are deed restricted.

The City has established a number of programs in the Housing Plan to encourage affordable housing developments and encourage collaboration with non-profit agencies and affordable housing developers, and to assist affordable housing developers obtain Federal, State, and local grant funding.

2. MARKET CONDITIONS

Most developers respond to market conditions, both in the project design in terms of density and unit sizes, and in terms of the timing between receiving entitlements and applying for building permits.

Building Permit Timing

Typically, single-family home developers apply for the first building permits for a subdivision upon receipt of a grading permit. For simple projects or projects that must remain static in their design, building permits may be processed concurrently with grading plan reviews. Building permits typically take 60-90 days, assuming two to three plan checks. Building permits can be issued in as few as 30 days if there are no corrections, but this is rarely the case for residential subdivisions or multi-family projects. During the 4th and 5th Housing Element Cycles, there was a significant lag between project approvals and requests for building permits. Projects that received approvals in the early 2000's (2005 and 2006) requested multiple extensions in order to delay development due to the Great Recession and lack of market demand. These projects requested building permits more than 10 years after receiving initial entitlements. Project entitlements expired in some cases without any building permit applications. Projects that received approvals more recently have also been slow to request building permits, with no permit applications submitted yet for the Cottages at Carter Ranch, Creekside Estates, and Ogando projects. It is noted that building activity has significantly increased in the 2017-2021 period and it is anticipated that projects will be quicker to request building permits if the current residential demand and stronger housing market continues. It is also observed that affordable projects have taken longer to request building permits following project approval. This is due, in part, to the need for these projects to assemble funding and financing to make the development feasible. For example, the Blue Mountain Terrace project was approved in 2014 and went through several funding rounds in order to procure adequate tax credits and project-based rental assistance and requested building permits five years after receiving project approval.

Approved and Built Densities

As discussed in Section III.1, Land Use Controls, the City of Winters General Plan and Zoning Ordinance regulate the residential densities for each land use and zoning designation. Future development must be consistent with the allowed densities anticipated by the City's General Plan, Specific Plans, and Zoning Ordinance. However, while the City's regulations identify minimum and maximum densities that may be developed in the City, individual developers may opt to build at the lower, mid-range, or higher end of allowed densities. If developers choose to develop at the lower end of allowed residential densities, this could result significantly fewer units at full buildout of the City and result in an overall lower contribution to the City's RHNA. In recent years, developments in Winters have typically occurred below the allowed densities, as shown in Table II-18. The City's two projects that are affordable to lower income households include NeighborWorks, a self-help housing project that proposes units at 60% of the maximum allowed density, and Blue Mountain Terrace, which requested a 13 density bonus to develop at 113 percent above the maximum density. Maximum densities in Winters are not an obstacle to development, as demonstrated by the majority of projects requesting entitlements at below permitted densities.

Table III-18: Building Permit Timing and Densities

Project	Building Permit Timing		Densities	
	Project Approval	Building Permit Application	Maximum Allowed	Approved/Built
Approved Projects				
Blue Mountain Terrace	11/2014: 63	12/2019: 63	C-2: 20 units/acre	22.5 units/acre 63 units/2.8 acres
Cottages at Carter Ranch	12/2018 (original 2004 approval expired without any building permit applications)	None submitted	R-2: 8.8 units/acre	12.8 units/acre: 6 units/0.47 acres
Creekside Estates	Original 2005 approval extended	None submitted	R-1: 7.3 units/acre	2.9 units/acre: 40 units/13.8 acres

	to 2011 then extended to 2019			
Winters Highlands/Stone's Throw	Approved in 2006 with various map amendments and extensions, including revisions in 2015 to the project design to reduce the project from 463 units to 435 units	Model Home Permits: 2018 2020: 21 units 2019: 60 units	10.1 units/acre (average): (Project has O-S, R-1, R-2, and R-4 zones)	4.2 units/acre: 428 units/102.6 acres
Heartland	Original approval in 2006 with subsequent extensions in 2009, 2013, and 2018	2020: 17 units 2019: 16 units 2018: 22 units	R-2: 8.8 units/acre	4.3 units/acre: 114/26.4 acres
Ogando	4/2020: 7	None submitted	R-2: 8.8 units/acre	2.7 units/acre: 7 units/2.59 acres
Olive Grove	Approved 7/2017, with revised map approved in 2017	2018: 3 units 6/2019: 3 units	R-2: 8.8 units/acre	6 units/acre 21 units/3.5 acres
Walnut 10	7/2020: 54 units	None submitted	R-1: 7.3 units/acre	5.4 units/acre: 54 units/10 acres
Pending Projects				
LDS Subdivision	Application pending	N/A	R-1: 7.3 units/acre	5.6 units/acre: 18 units/3.2 acres
Skreden 61/Farmstead	Application pending	N/A	R-1: 7.3 units/acre	4.2 units /acre: 215 units/33.6 acres
Winters Landing/NeighborWorks	Application pending	N/A	R-4: 20 units/acre	12.0 units/acre: 24 units/2 acres

3. AFFORDABLE HOUSING DEVELOPMENT CONSTRAINTS

In addition to the constraints to market rate housing development discussed above, affordable housing projects face additional constraints. While there is a range of sites available for potential affordable housing projects, as well as projects that focus on special needs populations, there is very little financial assistance for the development of affordable housing.

Multiple funding sources are needed to construct an affordable housing project, since substantial subsidies are required to make the units affordable to extremely low, very low, and low-income households. It is not unusual to see five or more financing sources required to make a project financially feasible (e.g., Blue Mountain Terrace). Each of these sources may have different requirements and application deadlines, and some sources may require that the project has already successfully secured financing commitments.

Since financing is so critical and is also generally competitive, organizations and agencies that provide funding often can effectively dictate the type and sizes of projects. Thus, in some years senior housing may be favored by financing programs, while in other years family housing may be preferred. Target income levels can also vary from year to year.

This situation has worsened in recent years. Federal and state funding has decreased and limited amounts of housing funds are available and the process to obtain funds is extremely competitive. Tax credits, often a fundamental source of funds for affordable housing, are no longer selling on a one for one basis. In other words, once a project has received authorization to sell a specified amount of tax credits to equity investors, the investors are no longer purchasing the credits at face value, but are purchasing them at a discount. (Tax credits are not worth as much to investors if their incomes have dropped.)

As previously described, the Chapter 17.200 of the Winters Municipal Code (Inclusionary Housing Ordinance) requires 15% of all new development consisting of five or more housing units to be affordable to persons of very low-, low-, and moderate-income households, with six percent of new housing being affordable to very low-income households and nine percent being affordable to low- or moderate-income households. While the City encourages the units to be provided as part of the proposed development on-site, applicants may choose to pay an in-lieu fees. Between 2013 and 2019 the AHSC has reviewed and recommended approval of six Affordable Housing Plans for new residential developments, which have required the payment of in lieu fees for the very-low and low-income units required to satisfy the requirements of the City's Inclusionary Ordinance. These in lieu fees are subsequently used to provide financial assistance to affordable housing developments. The redevelopment funds have been used to support the preservation of the Winters Apartments and the construction of Winters II Apartments and most recently Blue Mountain Terrace Apartments.

The City also sponsors HOME applications on behalf of affordable housing developers and accesses Community Development Block Grant funds from the State to support the City's first-time homebuyer and low income, senior housing rehabilitation programs. While the City can support CDBG and/or HOME funding applications, there are limited funds available to City projects and there is no guarantee of funding.

IV. INVENTORY OF RESIDENTIAL SITES

This section of the Housing Element describes resources available for housing development. Resources include land designated for housing development and financial resources to assist with the development of housing.

A. INVENTORY OF HOUSING SITES

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels.

This section provides an analysis of the land available within the City for residential development. In addition to assessing the quantity of land available to accommodate the City's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

1. CRITERIA FOR IDENTIFYING HOUSING SITES

This Housing Element identifies vacant and underutilized sites that would accommodate residential uses within Winters. A citywide parcel database, aerial photos, and the City's General Plan and zoning GIS data were used to located parcels for this update. Parcel acreages by land use designation are based on assessor and GIS data.

Parcels in the inventory fall into three categories:

1) Parcels with approved projects,
2) Parcels that are vacant and designated for residential development, and
3) Parcels that are underutilized and are suitable for higher intensity residential redevelopment. Underutilized (or underdeveloped) parcels are defined as those where a significant portion of the site is vacant and there is potential for additional residential units.

All identified developable land designated for residential use (all residential land use designations in the General Plan) is considered available for residential development. Additionally, land within the Central Business District (C-2) and Downtown (D-B) zoning districts is also considered available for residential development as the Zoning Code permits residential uses by right for these sites. The methodology shall consider factors including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.

2. SUMMARY OF RESIDENTIAL SITES

Table IV-1 summarizes the City's inventory of sites with approved projects and sites that are vacant or underutilized. Units accommodate by approved projects are described in this section. Available sites are shown in Figure IV-1 and are described in detail in Appendix C.

As described in the previous section, the City was allocated 552 housing units by the Sacramento Area Council of Governments (SACOG) Regional Housing Needs Allocation (RHNA) for 2021 through 2029. As is shown in Table IV-1, the City has adequate sites to accommodate the moderate and above moderate income RHNA, but requires additional capacity for the lower income levels.

In addition to accommodating 1,260 units on sites designated to allow residential uses, the City has approved projects that will provide 557 units, and anticipates 18 units of continued ADU production to further increase the diversity of the City's housing stock and provide units at a range of affordability levels. As shown in Table IV-1, at least 18 ADUs are anticipated to be produced

and will provide primarily lower income and moderate income units, based on SACOG's Regional Accessory Dwelling Unit Affordability Analysis (SACOG, March 2020), which identifies the following affordability breakdown for ADUs produced in Yolo County: 15% extremely low, 10% very low, 44% low, 30% moderate, and 1% above moderate.

UNDERUTILIZED SITES

The inventory lists several non-vacant, underutilized sites with land use designations that allow for residential development and are suitable for residential redevelopment at a higher density or with greater intensity. In selecting underutilized sites, each site was carefully reviewed for the placement of the existing unit and the ability of the site to either redevelop or to develop around the existing use. The underutilized sites are limited to sites that have a significant amount of undeveloped acreage and have capacity for at least six additional homes. Most of the underutilized sites are occupied by a single family residence and one has an unoccupied commercial use. For the sites with an existing single family home, the potential capacity is reduced by the existing unit. None of these sites are identified for lower income housing. For the site with an irrigation feature (canal), the feature is included in the Open Space portion of the site and no additional reduction in capacity was needed.

The City encourages redevelopment of underutilized uses and infill development. Past residential projects in the City have included development of underutilized sites with residential development, including parcel maps and subdivisions, so it is anticipated that these sites, which will accommodate significant increases in capacity when compared with their existing use, are appropriate for inclusion in the inventory. The City's Ogando (7 units), Olive Grove (21 units), and Creekside (40 units) residential development projects are each located on sites that had an existing single family residence and associated improvements and the Mariani Parcel Map (3 units), divided a site with two single family homes into 3 parcels to provide capacity for an additional unit. Similarly, the subdivision off of Carrion Court included an existing residence that was incorporated into the map when that site was approved and developed.

Regarding the commercial site, the commercial component of the site (fruit stand) is used for retail operations, but the more extensive commercial improvements (fruit packing shed and dehydrator) are inactive and are no longer in use. There are two small residences on the property. The property owner has evidenced interest in selling and/or developing this site. The site was approved for a 27-lot subdivision (Mary Rose Gardens) in 2007, but the subdivision was not developed due to the Great Recession and the map expired. The City has met with agents for the site who have identified a strong interest in the potential for future residential development, including multi-family housing, on the site.

Economically, developing these underutilized lots at higher densities is considered a more beneficial use of each site. With the increased demand for housing in Winters and the region, there is strong interest in the community for residential development. It is anticipated that if the housing market and the demand for development consistent with the City's RHNA remains strong during this cycle, these underutilized sites are likely to develop.

REALISTIC CAPACITY

In determining realistic capacity for the City's inventory of sites, the following assumptions were used for each zoning designation:

R-1, R-2, and CBD: Land Use Controls and Site Improvements: 80% adjustment to reflect developable acreage due to on-site improvements, including sidewalks, utility easements, and infrastructure improvements (roadway access, water, sewer, and stormwater). All sites are served by or planned to be served by infrastructure, with no constraints identified that would reduce capacity beyond the 80% adjustment. No environmental site constraints have been identified that would reduce capacity beyond the 80% adjustment, which includes stormwater drainage.

R-3: Minimum required density of 9.0 units per acre (see Implementation Program II.8). The minimum density is a requirement and no further adjustment would occur.

R-4: Minimum required density of 17.5 units per acre (see Implementation program II.8). The minimum density is a requirement and no further adjustment would occur.

C-1: 1 unit per parcel was assumed as the C-1 lots in the inventory have been subdivided to accommodate a townhome development. While the townhome project was only partially completed due to the Great Recession, the parcels are fully subdivided and can each accommodate a single unit.

Table IV-1: Comparison of RHNA to Inventory of Sites, Approved Projects, and ADUs

	Extremely Low, Very Low, & Low		Moderate		Above Moderate		TOTAL	
	Acres	Units	Acres	Units	Acres	Units	Acres	Units
2021-2029 RHNA (Table II-39)	-	200	-	104	-	248	-	552
Inventory of Residential Sites								
R-1	0	0	2.9[1]	19[1]	92.6	544	95.5	563
R-2	0	0	0	0	62.1	433	62.1	433
R-3	0	0	9.6	76	0	0	9.6	76
R-4	5.2	90	4.9	81	0	0	10.1	171
CBD	0	0	1.0	7	0	0	1.0	7
C-1/PD	0	0	0.5	10	0	0	0.5	10
Total	*5.2*	*90*	*18.9*	*193*	*154.7*	*977*	*178.8*	*1,260*
Approved Projects								
Various (see Approved projects discussion below)	-	27	-	35	-	495	101.61	557
Accessory Dwelling Units								
ADUs		13		5		0		18
Total Capacity (Inventory, plus Approved Projects, plus ADUs)								
TOTAL CAPACITY		130		236		1,472		1,846
Shortfall		70		0		0		
Excess Capacity		0		129		1,224		

[1]Moderate income units included in the proposed Skreden 61/Farmstead and LDS Subdivision projects– acreage estimated on the proportion of moderate incomes to total units[2]Assumes an average of two ADUs per year, based on ADU production from 2018 through 2021, with affordability levels distributed based on the SACOG Regional Accessory Dwelling Unit Affordability Analysis performed in March 2020 and identified Yolo County's breakdown as 15% extremely low, 10% very low, 44% low, 30% moderate, and 1% above moderate.

Source: City of Winters, 2021; Yolo County Assessor Data, 2020; De Novo Planning Group, 2021

As shown in Table IV-2, the City has sites in a range of sizes. Sites available for single-family development appropriate for above moderate income households range from small lots of 0.09 to 0.25 acres in existing and approved subdivisions, to infill lots from approximately 0.3 to over 6 acres. Larger lots ranging from approximately 8 to over 156 acres over an acre are designated for residential development, with many of the City's larger lots designated for a range of residential and other uses. Lots for moderate income households accommodate higher density single-family (e.g., townhomes, attached single-family, cluster housing) and medium/high density multi-family units. These lots vary in size from smaller lots of 0.04 acres to lots of more than 2.75 acres. Sites for lower income, multi-family housing range from 0.8 acres to over 5 acres and are described in more detail in Table IV-3.

Table IV-2: Vacant and Underdeveloped Parcels by Size						
General Plan Designation (Zoning District)	<0.25 Acre	0.26-0.49 Acre	0.5 – 0.99 Acre	1-5 Acres	>5 Acres	Total Parcels
Low Density Residential (LDR) (R-1 Single-Family, 7000 sq. ft. average minimum)	2	1	1	7	2	13
Medium Density Residential (MDR) (R-2 Single-Family, 6000 sq. ft. average minimum)	7	2	0	1	1	11
Medium High Density Residential (MHDR) (R-3 Multi-Family Residential)	1	2	0	0	1	4
High Density Residential (HDR) (R-4 High Density Multi-Family Residential)	2	1	1	0	1	5
Central Business District (C-2 Central Business District)	0	0	1	0	0	1
Neighborhood Commercial/Planned Development (C-1 Neighborhood Commercial)	10	0	0	0	0	10
Single Parcels with Multiple Designations/Districts	0	0	0	0	5	5
Source: City of Winters, 2021; Yolo County Assessor Data, 2020; De Novo Planning Group, 2021						

3. APPROVED PROJECTS

Many of the City's sites are in approved projects, including approved subdivisions and approved smaller projects. These approved projects are included in the inventory of sites shown in Table IV-1. Each approved project is described in more detail, including project size, zoning, and number of units. For additional details, see Appendix C.

Cottages at Carter Ranch. The Cottages at Carter Ranch will provide six moderate income units on a 0.47-acre parcel. The Cottages at Carter Ranch was initially approved in 2004, the approvals expired, and an updated proposal to subdivide the site and construct the units received approval on December 4, 2018. The project is required to provide six moderate income units to satisfy the Carter Ranch (Dry Creek Meadows) project's inclusionary requirement. The project received a Planned Development overlay to allow a reduction in minimum lot sizes, increased lot coverage, and other modifications to development requirements necessary to accommodate the project. The project, zoned R-2, has an average density of 12.8 units per acre.

Creekside Estates: The Creekside Estates subdivision project proposed 40 single-family units and was approved in 2005. The 13.8-acre site is zoned R-1. The City Council approved a development agreement and tentative subdivision map for this project on April 19, 2005 for this 13.75-acre project. The City Council approved the First Amendment to the Development Agreement on December 20, 2011, with the agreement extended to December 20, 2019. Zoning for the project site is Single-Family, 6,000 Square Foot Average Minimum (R-2); the project is proposed for 40 single-family dwelling units. The project will contain 1 very low income units, 2 low income units, and 1 moderate income unit. The southerly boundary of Creekside Estates is Dry Creek. The vacant site has frontage on Grant Avenue and Main Street.

Heartland: The Heartland subdivision project (formerly Callahan Estates) proposed 114 single-family units. The 26.4-acre site is zoned R-2. The City Council approved the project in 2006 and subsequently extended the project's entitlements in 2009 and 2013. Zoning for the vacant project site is Single-Family, 7,000 Square Foot Average Minimum (R-1); the project is proposed for 120 single-family dwelling units. The City Council approved a Second Amendment to the Development Agreement in August 2013 that would allow the 7 very low and 7 low income units to be constructed off-site, facilitated by the payment of an in-lieu fee, and the project's 7 moderate income units were constructed on the Winters Ranch site. The applicant and City worked actively to move the project forward and the project is now under construction.

Mariani Duplex – 301 Main Street: This project would convert the former church on the underdeveloped site into two halfplexes and subdivide the lot to create two halfplex parcels. The project site is zoned R-1 and proposes a 3,330 sq. ft parcel and a 4,670 sq. ft. parcel. Conversion of the duplex was initially approved in 2014 and the project received a subsequent entitlement for the two-lot parcel map in 2017.

Mariani Duplex – 302 Abbey Street: This project would subdivide the vacant lot to create two halfplex parcels and would construct two halfplexes. The project site is zoned R-1 and proposes a 4,495 sq. ft parcel and a 4,496 sq. ft. parcel. The project received approval of the parcel map in 2017.

Olive Grove: The Olive Grove subdivision project proposed 21 single-family units, including one moderate income unit, and was approved on July 8, 2017. The project will pay in-lieu fees for one very low and one low income unit. The 3.5-acre site is zoned R-2.

Stone's Throw: The Winters Highlands subdivision project (now Stone's Throw) was initially approved in 2006. The project is under construction and has had a series of subsequent entitlements to refine project details. The project site is 102.6 acres and is zoned R-1, R-2, R-2, and R-4. The project was initially approved with 413 lots, including 36 duplex lots, and 30 multi-family units. The project was subsequently revised to include 386 single-family lots and 18 halfplex lots and to retain the 2.0-acre R-4 site. The 24-unit NeighborWorks site is proposed on the R-4 site. Approximately 93 units have been developed or permitted and the remaining 302 units are anticipated to be completed during the 6th RHNA cycle.

Ogando: The Ogando project was approved in in October 2020. The project will subdivide a 2.59-acre lot into seven parcels, located at the northwest corner of Taylor Street and Kennedy Drive.

Walnut 10: The Walnut 10 project proposes 52 single-family units (market rate) and 2 halfplex units (moderate income) on a 10.1-acre site. The project will pay in-lieu fees to satisfy the inclusionary requirement for very low and low income units. The site is in the 100-year floodplain and the project includes improvements to convey 100-year flows and to remove the site from the mapped 100-year floodplain. The project was approved in 2019. The site is zoned R-1 and has an average density of 5.1 units per acre.

Winters Landing Subdivision/NeighborWorks: The Winters Landing Subdivision is an approved 24-lot subdivision located on a 2.0-acre lot zoned R-4 in the Stone's Throw subdivision. The project would develop 24 self-help (sweat equity) single-family homes restricted for sale to lower income households.

4. PENDING PROJECTS

LDS Subdivision: The LDS Subdivision proposes 17 market rate and 1 moderate income single-family homes on a 3.2-acre site zoned R-1. The project application was submitted 2019 and is in process.

Skreden 61: The Skreden 61 project proposes 208 single-family homes, 56 multi-family units, and approximately 144,700 square feet of commercial development on the 60.9-acre site. The project will be required to provide 18 moderate income units on-site and is proposing to pay an in-lieu fee or dedicate land for 13 lower income units. The project application was submitted in 2019 and is in process.

Accessory Dwelling Units: In 2020, one ADU application (314 Village Circle) was submitted and was approved. In 2019, three ADU applications were submitted and were approved; one of these completed construction in 2020 as well as an additional ADU previously permitted was completed in 2020.

5. LOWER INCOME SITES

DETERMINATION OF SUITABILITY FOR LOW INCOME HOUSING DEVELOPMENT

Sites that accommodate densities of 20 or more dwelling units per acre are assumed to accommodate lower income housing pursuant to Government Code Section 65583.2(c)(3)(B). The City's R-4, C-2, and D-B zones each accommodate residential densities of 20 units per acre and are suitable for lower income housing development.

Affordable housing projects proposed on these sites would be eligible for a density bonus and would be able to develop at densities of 24 units per acre (projects meeting minimum density bonus requirements) to 30 units per acre (projects meeting

maximum density bonus requirements). The City has shown support for development at densities above the permitted density, through application of density bonuses. The City's recent Blue Mountain Terrace project received a density bonus (which was applied to a larger parcel with portions that were subsequently subdivided and developed with non-residential) and ultimately developed at 42 units per acre (210% of the allowed 20 units per acre density), with 63 units on a 1.5-acre parcel. Blue Mountain Terrace developed with 76 percent very low and 24 percent low income units. Although the realistic capacity assumption is based on the minimum required density for the R4 sites, it is assumed that multi-family projects developed on the sites will require State and federal assistance which typically requires projects to include a high percentage of very low income units, similar to Blue Mountain Terrace, and will develop with a similar ratio of very low and low income units.

Inventory of Lower Income Sites

The City has approximately 5.21 acres of vacant R4 sites that allow multi-family uses at densities of 20 units per acre. These sites will accommodate a realistic capacity of 90 units, as shown in Table IV-3. The sites are identified on Figure IV-1. As previously described, these sites are anticipated to develop at 17.5 units per acre, which is the required minimum density in the R4 zone (see Program II.8). If these sites are developed at maximum densities, more than 100 could be developed, so there is significant potential for multi-family development beyond what was calculated under the realistic capacity scenario. All of the sites identified for lower income units in Table IV-3 allow densities of at least 20 units per acre, consistent with the assumptions for lower income sites established by Government Code Section 65583.2(c)(3)(B)(iii).

As shown in Table IV-3, the City's inventory of lower income residential sites is anticipated to accommodate 90 units, with capacity for at least 45 very low and 45 low income units. As described previously, 27 units of the City's lower income RHNA will be accommodated by approved projects. An additional 13 ADU units will provide additional lower income unit capacity and are anticipated to accommodate approximately 3 extremely low, 2 very low, and 8 low income households. In total, there is capacity for 130 lower income units. Thus, the City has a shortfall of 70 units. Program II.3 is included in the Housing Plan to address the shortfall.

In addition to the sites shown in Table IV-3, the City is coordinating with the property owner to rezone Site J to R-4 to increase the City's capacity for lower income uses in the western portion of Winters (see Program II.2 in the Housing Plan).

5. Moderate Income Sites

As identified in Table IV-1 and Appendix C, the City has 18.1 acres of land that can accommodate 193 moderate income units. In addition, the City has 35 moderate income units in approved projects.

Medium density sites zoned R-3 that accommodate 3.1 to 10 units per acre, R-4 that are smaller than 0.5 acres and accommodate 10.1 to 20 units per acre, and C-2 sites (except for the site specifically identified for lower income development) that accommodate 10.1 to 20 units per acre were anticipated to accommodate moderate income units. These sites could develop with halfplexes, townhomes, multi-family apartments, and other medium to high density residential development types that have been typically affordable to moderate income households in Winters. In addition, R-1 and R-2 sites that are subject to the City's inclusionary housing requirements and required to be developed for moderate income households were included in the inventory of sites for moderate income units. As shown in Table IV-1, at least 5 ADUs are anticipated to be produced and affordable to moderate income households.

The majority of sites designated for moderate income development are vacant, except for several sites that have rural residential uses, barns/outbuildings, or agricultural industrial uses. All of these sites are appropriate for development at higher densities and intensities that can accommodate moderate income housing and are anticipated to be developed with urban uses as planned by the City's General Plan.

6. Above Moderate Income Sites

As identified in Table IV-1 and Appendix C, the City has 178.8 acres of land anticipated to accommodate 1,260 above moderate income units and has 495 above moderate units in approved projects. Sites planned for lower density single-family uses were anticipated to be appropriate for above moderate income development. As described in Appendix C, the majority of above moderate

and moderate income sites are vacant, except for several parcels that have rural residential uses, barns/outbuildings, or agricultural uses. All of these uses are appropriate for development at residential densities and intensities and are anticipated to be developed with urban uses as planned by the City's General Plan and adopted Specific Plans.

Table IV-3: Inventory of Lower Income Sites

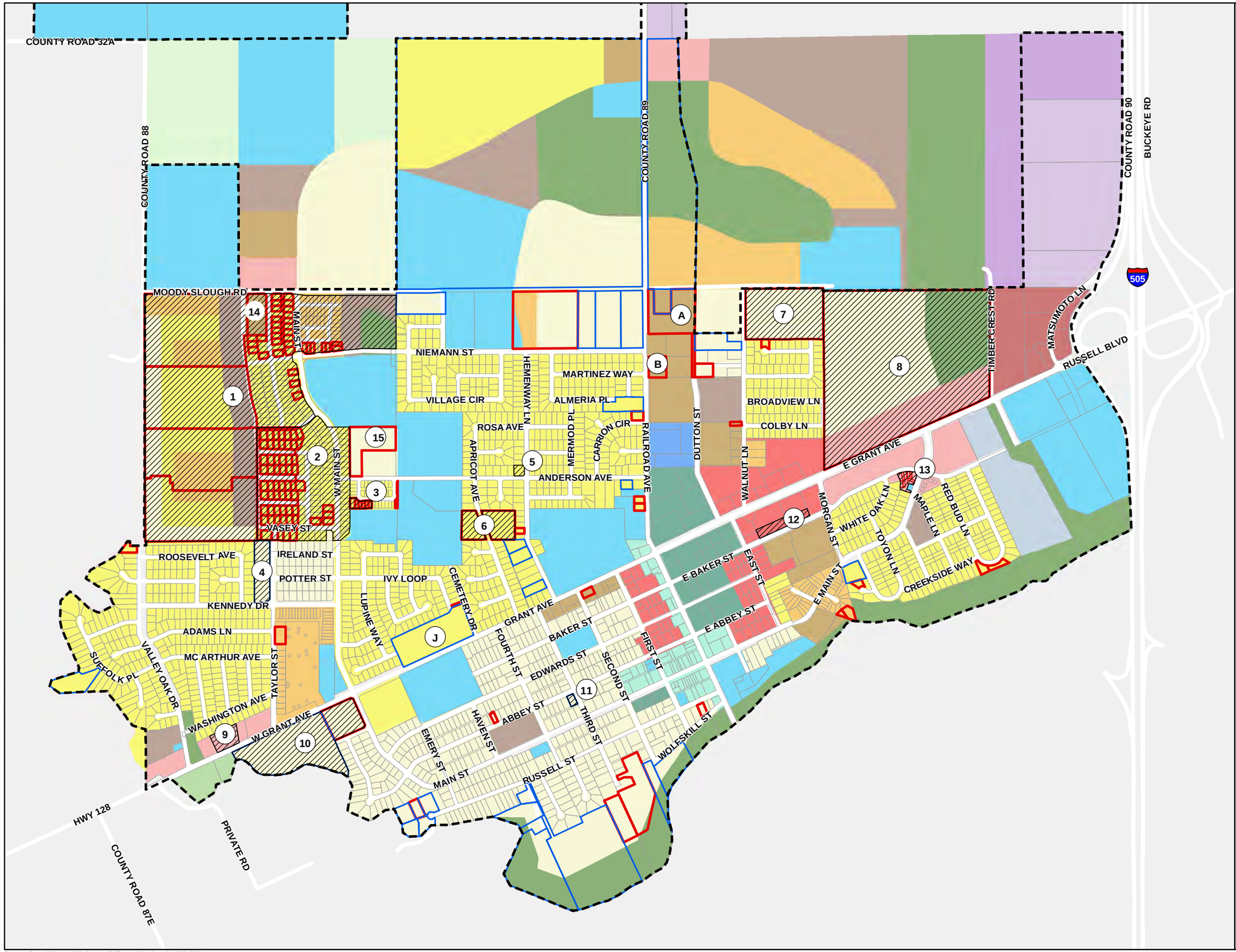
Site/ APN(s)	General Plan/ Zoning	Site Size (Acres)	Max. Unit Capacity[1]	Realistic Unit Capacity	Status	TCAC Resource Area	Included in Previous Housing Element(s)
A: 1371 Railroad Ave 038050078	HDR/ R-4	4.25	85	74: 37 very low 37 low	Vacant. Existing water and sewer infrastructure are located in adjacent and nearby roadways, approximately 500 to 750 feet from the boundary of the site. The City's Water Master Plan and Sewer Collection System Master Plan address extension of water and sewer infrastructure to the site and the City's development impact fees include the planned cost of extending facilities and infrastructure to serve the site. The site is located in the 100-year floodplain. The City's Storm Drain Master Plans address storm drainage from this area, including improvements to bring the area out of the 100-year floodplain.	Highest	Yes. Included in one previous Housing Element. Not subject to Government Code Section 65583.2.
B: 1029 Railroad Ave 003360016	HDR/ R-4	0.94	18	16: 8 very low 8 low	Vacant; the site is landscaped, including grasses and trees. There are no structures. Infrastructure: Existing water and sewer infrastructure are located in adjacent and nearby roadways, approximately 0 to 250 feet from the boundary of the site. The City's Water Master Plan and Sewer Collection System Master Plan address extension of water and sewer infrastructure to the site and the City's development impact fees include the planned cost of extending facilities and infrastructure to serve the site. The site is located in the 100-year floodplain. The City's Storm Drain Master Plans address storm drainage from this area, including improvements to bring the area out of the 100-year floodplain.	Highest	Yes. Included in one previous Housing Element. Not subject to Government Code Section 65583.2.
TOTAL		5.21	159	90 units: 45 very low 45 low			

1: Qualified affordable projects may receive a density bonus and develop with additional units, as allowed under Government Code 65915 (State Density Bonus Law)
2: Realistic capacity assumes development at minimum density required under Program 11.8 of the Housing Plan.

CITY OF WINTERS

Figure IV-1:

Inventory of Vacant and Underdeveloped Residential Sites



LEGEND

- Winters City Boundary
- # Development Project *
- Assessor Parcel Boundary

Inventory Parcels

- Vacant Parcel
- Underdeveloped Parcel

Zoning Designation

- A-1- General Agriculture
- B-P- Business Park
- C-1- Neighborhood Commercial
- C-2- Central Business District
- C-H- Highway Service Commercial
- D-A- Downtown A (FBC)
- D-B- Downtown B (FBC)
- M-1- Light Industrial
- M-2- Heavy Industrial
- O-F- Office
- O-S- Open Space
- P-R- Parks and Recreation
- PQP- Public Quasi Public
- R-1- Single Family Residential (7,000)
- R-2- Single Family Residential (6,000)
- R-3- Multi-Family Residential
- R-4- High Density Multi-Family Residential
- R-R- Rural Residential

* Development Projects Key

1 - Stones Throw
2 - Heartland Subdivision
3 - Cottages at Carter Ranch
4 - Ogando
5 - 800 Hemenway - ADU
6 - Olive Grove Subdivision
7 - Walnut 10
8 - Farmstead (Skreden)
9 - Casitas at Winters
10 - Creekside Estates
11 - Mariani Duplex
12 - Blue Mountain Terrace
13 - Winters Townhomes
14 - NeighborWorks
15 - Ogando

N

0 500 1,000
Feet

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

Sources: City of Winters; Yolo County; CalTrans. Map date: April 19, 2021.

B. PUBLIC FACILITIES AND INFRASTRUCTURE

The City requires that developers complete certain minimum site improvements in conjunction with new housing development. Water, sewer, drainage, police, fire, parks, schools, and transportation will require improvements in capacity to treat and distribute water, to treat sewage, to handle run-off, and to provide sufficient space and capacity for recreation, public safety, education, and movement of people and goods. Required improvements include the construction of streets, curbs, gutters, and sidewalks and, where necessary, the installation of water mains, fire hydrants, sewer mains, storm drainage mains, and street lights. These standards are typical of many communities and do not adversely affect the provision of affordable housing in Winters. However, whenever the developer advances the costs for improvements not located on the development project, which are required as a condition of such development project, the developer shall be entitled to reimbursement for that part of the required improvement which contains supplemental size, capacity, number or length for the benefit of property not within the development project. In each case, the cost of expansion most likely will be financed through development fees, exactions, assessment districts, or some combination of these.

ROADWAY IMPROVEMENTS

The City of Winters General Plan Circulation Plan Diagram (Figure I-1 of the General Plan) depicts the official classification of the existing and proposed streets and roads in Winters, including arterial streets, primary collector streets, secondary collector streets, and local streets. The following provides a description of the various roadway classifications, including a description of the specific roadway standards for each classification. The roadway standards are based on standards published by Caltrans, AASHTO, and the Institute of Transportation Engineers, as well as local practice.

- Arterial Streets -- Arterial streets are defined as streets which serve major centers of activity, the highest traffic volume corridors, and longest trip desires; are integrated internally, and provide service between major rural connections. Arterial streets provide for two or four 12-foot travel lanes, a 10-foot to 12-foot median, 4- foot to 12-foot shoulders for bike lanes and/or parking, and 20-foot sidewalk/landscaped areas.

- Primary Collector Streets -- Primary Collector streets are those which interconnect with, and augment the arterial street system, accommodate trips of moderate length at a lower level of service than arterials, and provide intracommunity continuity. Primary Collector streets provide for two 12-foot travel lanes, an optional 10-foot median/left turn lane, 4-foot to 12-foot shoulders for bike lanes and/or parking, and 20-foot sidewalk/landscaped areas.

- Secondary Collector Streets -- - Secondary Collector streets are those which provide both land access and traffic circulation within residential and commercial areas, and distribute traffic between residential neighborhoods and Primary Collectors and Arterials at a lower traffic level of service than Primary Collector streets. Secondary Collector streets provide for two 12-foot travel lanes, 4-foot to 8-foot shoulders for bike lanes and/or parking, and 16-foot sidewalk/landscaped areas.

- Local Streets -- Local streets include all those not included in higher classifications, and typically provide the highest direct access to abutting land uses and the lowest mobility levels of the system, discouraging through travel. Local streets provide for two travel lanes plus optional parking within a 24-foot to 38-foot pavement width and 4-foot to 6-foot sidewalk/landscaped areas.

The City's 2017 Circulation Master Plan identifies the existing traffic conditions of the regional and local roadways and intersections in Winters. The continued development of Winters would require an expanded circulation system in order to adequately serve the growing mobility needs of the community. Therefore, the primary purpose of the City of Winters Circulation Master Plan is to identify the roadway improvements necessary to ensure the ongoing functionality of the citywide circulation system as the City continues to develop. Future development projects may be required to incorporate some of these roadway improvements into their projects to ensure acceptable traffic operations, such as new traffic signals and/or roundabouts at intersections. It should be noted that the 2017 Circulation Plan does identify the need to widen East Grant Avenue to ensure acceptable traffic circulation; however, this roadway improvement, as well as two traffic signals and a roundabout, will be funded through the payment of the Traffic Development Impact fee.

WATER SERVICE

Groundwater is currently the only water source for the City, although the City does hold an entitlement to divert water from Putah Creek. The City currently operates five wells, with groundwater elevations ranging between 42 and 69 feet. Groundwater in the vicinity of Winters is recharged primarily by subsurface inflow from the west and north, percolation, and seepage from Putah Creek and Dry Creek[4].

The City has adequate water supplies to support existing and future demand in the City, as provided within the City of Winters 2006 Water Master Plan. The water master plan identifies that single-family residential parcels are estimated to have a non-irrigation per capita water usage of 100 gallons per capita per day for all residential land uses. Additionally, the water master plan assumes an estimated irrigation demand of 165 gallons per day per dwelling unit.

The 2006 Water Master Plan identifies that the City has sufficient supply for the City under buildout conditions. The 2006 Water Master Plan indicates that current groundwater supply can also meet future demands with no risk of overdraft even during consecutive dry years. Furthermore, additional wells can be developed as demand required. The City's 2006 Water Master Plan was prepared to address City buildout conditions and is a long-range water planning document. The Water Master Plan anticipated that the City population would double (from approximately 7,000 persons at the time of the plan) and that residential development would increase from 316 acres to 770 acres, commercial development would increase from 51 to 169 acres and industrial development would increase from 0 acres to 102 acres under buildout conditions. The Water Master Plan anticipated that daily water demand would increase from an existing demand of 1.53 million gallons per day to a demand of 4.91 million gallons per day under buildout conditions. The Water Master Plan assessed demand in periods with consecutive dry years and concluded that the City's groundwater supply can meet future demands with no risk of overdraft even during consecutive dry years. Development remains well below projected buildout conditions, with the 2019 population estimated at 7,417 persons by the California Department of Finance. With development well below the buildout levels projected in 2006, the Water Master Plan continues to provide adequate guidance, including recommendations for additional wells and water infrastructure, to meet the potential future demand. The City's development impact fee structure ensures each project pays its fair-share of costs associated with water supply infrastructure. The City reviews development applications to ensure that the water infrastructure is planned and extended in a timely fashion to accommodate new development. Based on this information, the City's current water usage is below the demand at the time of the 2006 Water Supply Plan and demand from the RHNA would be well within the total demand envisioned for the City under buildout conditions.

The 2019 Water Quality Report prepared by the City identifies that the over 330 million gallons of water were supplied to the City's 2,093 water connections in 2019. This resulted in average demand of 122 gallons per day per capita (population 7,417) or an average daily demand of 0.9 mgd. Over time, the average daily demand per capita has decreased in Winters, which means that the City's demand at buildout is projected to be less than the maximum buildout anticipated in the Water Master Plan. In 2009, the City's Water Quality Report indicates that over 527 million gallons were supplied to 2,025 connections and a population of 6,977; this equates to 207 gallons per day per capita.

From 2009 to 2019, the average daily per capita use has decreased by 41 percent. In accordance with AB 2572, urban water suppliers are required to charge for water based on meter readings at all homes that have water meters by January 2010, and install meters for all users by 2025. Section 10617 of the California Water Code defines urban water suppliers as "a supplier, either publicly or privately owned, providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually."[5] As the City currently operates less than 3,000 connections, it is not considered an urban water supplier; however, it is anticipated that the City will reach 3,000 connections by buildout and will, therefore, need to comply with AB 2572. Installation of meters on all homes by buildout will allow the City to bill residents according to the quantity of water they use. This program would enable residents and the City to monitor domestic water usage

4 RMC Water and Environment, December 2006, City of Winters Water Master Plan.

5 California Water Code, http://www.owue.water.ca.gov/docs/ UWMPAct.pdf, accessed April 30, 2008.

and promote water conservation efforts throughout the City. The City will also need to adopt an Urban Water Management Plan (UWMP) prior to reaching 3,000 service connections in order to comply with the Urban Water Management Planning Act

Further, the City participates in the Water Resources Association of Yolo County (WRA). The WRA completed the Yolo County Integrated Regional Water Management Plan (IRWMP) in 2007 and is a regional forum that coordinates and facilitates solutions to water issues facing Yolo County. The City's groundwater usage will continue to be coordinated with regional usage through the WRA and will be consistent with the IRWMP, which considers sustainable management of the County's groundwater resources. It is noted that the City is also a member of the Yolo Subbasin Groundwater Agency and is participating in the development of the Yolo Subbasin Groundwater Sustainability Plan, which establishes how the groundwater basin will reach long-term sustainability. The GSP is required to be completed and submitted to the State Department of Water Resources by January 31, 2022.

SEWER SERVICE

The City owns and operates the Wastewater Treatment Facility (WWTF), which provides treatment and disposal of wastewater from approximately 7,000 residents in the City. The WWTF treats wastewater through a two-stage aerated pond system that includes a polishing pond and chlorination facilities for disinfection. Final effluent can be stored in four storage ponds, disposed of on 170 acres of spray fields, or provided as recycled water to local farmers for crop irrigation.

The Wastewater Treatment Facility Master Plan Update was prepared in 2017 to re-evaluate the wastewater treatment facilities necessary to serve the estimated City population of 12,243 by 2036 and comply with probable regulatory requirements and to identify the apparent best alternative for phased implementation of the facilities. Assuming a 2036 population of 12,243, the projected annual volumes of wastewater to be treated and disposed of by the WWTF will be 380 mg (average dry weather flow 1.04 mgd) and 456 mg (1.25 mgd) based on wastewater generation rates of 85 gpcd and 102 gpcd, respectively. These volumes of wastewater were used in the initial set of water balances. Based on the projected growth rate, the WWTF is expected to reach its current rated capacity with a population of 10,824 in 2031. Therefore, wastewater would not be a constraint to residential development during this Housing Element planning period.

C. ENVIRONMENTAL ISSUES

1. SPECIAL STATUS SPECIES

The City of Winters is located within the southern portion of the Sacramento Valley bioregion, and just north of the Bay/Delta bioregion. The Sacramento Valley bioregion is a watershed of the Sierra Nevada that encompasses the northern end of the great Central Valley, stretching from Redding to Yolo and Sacramento County. The bioregion is generally flat, and is rich in agriculture. The bioregion has a climate that is characterized by hot dry summers and cool wet winters. Historically, oak woodlands, riparian forests, vernal pools, freshwater marshes, and grasslands have been the major natural vegetation of the bioregion; however, much of the region has been converted to agricultural uses. This bioregion is the most prominent wintering area for waterfowl, attracting significant numbers of ducks and geese to its seasonal marshes along the Pacific Flyway. Species include northern pintails, snow geese, tundra swans, sandhill cranes, mallards, grebes, peregrine falcons, heron, egrets, and hawks. Black-tailed deer, coyotes, river otters, muskrats, beavers, ospreys, bald eagles, salmon, steelhead, and swallowtail butterflies are some of the wildlife that are common in this bioregion.

The City of Winters and the surrounding areas are characterized primarily by continuous agricultural lands within a broad, alluvial valley surrounded by distant rolling hills. Regional topography is generally flat and vegetation, other than agricultural crops, is primarily limited to grasslands, ornamental landscaping, and scattered native vegetation. The region is rural and sparsely populated, with urban development being primarily concentrated within small towns such as the City of Winters and unincorporated communities of Capay, Esparto, and Madison. Rural residences, farm dwellings with various accessory and agricultural structures, and commercial uses sparsely dot the landscape. Roads provide interconnections between agricultural properties having various crops, such as row crops, orchards, and vineyards. Telephone and electricity poles frequently parallel the roadways throughout the region.

Special-status species are generally defined as: 1) species listed as a candidate, threatened, or endangered under the federal or state Endangered Species Act; 2) species considered rare or endangered under the California Environmental Quality Act; 3) plants considered “rare, threatened, or endangered in California” by the California Native Plant Society (Lists 1B); 4) animal listed as "species of special concern" by the state; and 5) animals fully protected in California by the Fish and Game Code. A background search was conducted of special-status species that are documented in the California Natural Diversity Database (CNDDB), the California Native Plant Society’s (CNPS) Inventory of Rare and Endangered Plants, the U.S. Fish and Wildlife Service’s (USFWS) endangered and threatened species lists, and observations from local experts within the Winters USGS quadrangle where the City of Winters is located.

The CNDDB identified two special status plant species and 11 special status wildlife species that have previously been documented in the Winters USGS quadrangle. The two special status plant species include Baker’s navarretia *(Navarretia leucocephala ssp. bakeri)* and Keck’s checkerbloom *(Sidalcea keckii)*. The 11 special-status wildlife species include: Crotch bumble bee *(Bombus crotchii)*, Swainson’s hawk *(Buteo swainsoni)*, tricolored blackbird *(Agelaius tricolor)*, valley elderberry longhorn beetle *(Desmocerus californicus dimorphus)*, vernal pool fairy shrimp *(Branchinecta lynchi)*, western bumble bee *(Bombus occidentalis),* western burrowing owl *(Athene cunnicularia),* Western Pond Turtle *(Emys marmorata),* Western Red Bat *(Lasiurus blossevillii)*, Western Ridged Mussel *(Gonidea angulata)*, and Yuma Myotis *(Myotis yumanensis)*.

The City of Winters is located within the jurisdiction of the Yolo Habitat Conservation Plan/Natural Community Conservation Plan (Yolo HCP/NCCP). The Yolo HCP/NCCP is a 50-year countywide conservation plan that provides Endangered Species Act permits and associated mitigation for infrastructure (e.g., roads, bridges, and levees) and development activities (e.g., agricultural facilities, housing, and commercial buildings) in the county. The Yolo HCP/NCCP provides coverage for 12 special-status animal and plant species, as well as riparian and other wetland sensitive natural community types. Because the City of Winters is a signatory to the Yolo HCP/NCCP, potential impacts to special status species could be mitigated through the payment of Development Impact fees to the Yolo Habitat Conservancy.

The process for participating in the Yolo HCP/NCCP includes a pre-application phase to confirm that the development project is a covered activity, followed by a preliminary evaluation, and then a formal application. The formal application and coverage under the Yolo HCP/NCCP involves planning level surveys, payment of applicable fees based on quantified temporary or permanent impacts to land cover types for a particular site, and requires compliance with applicable preconstruction surveys and construction-related avoidance and impact minimization measures. An applicant can provide conservation land in lieu of paying a portion of the land cover fee or purchase mitigation credits from an approved mitigation bank in lieu of paying a portion of the fee. Geology

According to the California Geological Survey’s Probabilistic Seismic Hazard Assessment Program, Winters is considered to be within an area that is predicted to have a 10 percent probability that a seismic event would produce horizontal ground shaking of approximately 30 to 40 percent within a 50-year period (California Department of Conservation, 2019). There will always be a potential for groundshaking caused by seismic activity anywhere in California, including the Project site.

In order to minimize potential damage to the buildings and site improvements, all construction in California is required to be designed in accordance with the latest seismic design standards of the California Building Code. The California Building Code, Title 24, Part 2, Chapter 16 addresses structural design and Chapter 18 addresses soils and foundations. Collectively, these state requirements, which have been adopted by the City, include design standards and requirements that are intended to minimize impacts to structures in seismically active areas of California. Section 1613 specifically provides structural design standards for earthquake loads. Section 1803.5.11 and 1803.5.12 provide requirements for geotechnical investigations for structures assigned varying Seismic Design Categories in accordance with Section 1613. Design in accordance with these standards and policies is standard in Winters and addresses risks associated with seismic activity.

Liquefaction normally occurs when sites underlain by saturated, loose to medium dense, granular soils are subjected to relatively high ground shaking. These soil types occur in Winters. During an earthquake, ground shaking may cause certain types of soil deposits to lose shear strength, resulting in ground settlement, oscillation, loss of bearing capacity, landsliding, and the buoyant rise of buried structures.

Expansive soils are those that undergo volume changes as moisture content fluctuates; swelling substantially when wet or shrinking when dry. Soil expansion can damage structures by cracking foundations, causing settlement and distorting structural elements. Expansion is a typical characteristic of clay-type soils, which are present in areas of Winters. Expansive soils shrink and swell in volume during changes in moisture content, such as a result of seasonal rain events, and can cause damage to foundations, concrete slabs, roadway improvements, and pavement sections. Soil expansion is dependent on many factors. The more clayey, critically expansive surface soil and fill materials will be subjected to volume changes during seasonal fluctuations in moisture content.

In order to minimize potential damage to the buildings and site improvements, all construction in California is required to be designed in accordance with the latest seismic and geotechnical design standards of the California Building Code. The California Building Code, Title 24, Part 2, Chapter 16 addresses structural design and Chapter 18 addresses soils and foundations. Collectively, these state requirements, which have been adopted by the City, include design standards and requirements that are intended to minimize impacts to structures in seismically active areas and areas with geologic risks, including liquefaction and expansive soils properties. Section 1613 specifically provides structural design standards for earthquake loads. Section 1803.5.11 and 1803.5.12 provide requirements for geotechnical investigations for structures assigned varying Seismic Design Categories in accordance with Section 1613.

2. FLOODING

Flood zone mapping prepared by the Federal Emergency Management Agency (FEMA) and California Department of Water Resources indicates that portions of Winters are within a 100-year flood hazard area, as shown in Figure IV-2.

100-year flood protection is primarily provided by levees certified by the Federal Emergency Management Agency (FEMA). The City is subject to both localized and regional flooding. The City's *Storm Drainage Master Plan* (May 1992) proposes improvements to address existing system deficiencies and improvements to address the localized drainage problems associated with new development. Within the Winters, there are three major drainage subbasins, including Moody Slough, Putah Creek, and Dry Creek subbasins. Drainage through the City limits of Winters is conveyed through typical roadside ditches, gutters, and storm drains. During flooding conditions where the capacity of the existing storm drain system is exceeded, overland flow would be conveyed through the streets as shallow sheet flow. A bigger drainage problem in Winters is regional flooding associated with Chickahominy and Moody Sloughs which affects much of the northern area within the 20-year Urban Limit Line.

Because the City's General Plan proposes development within the existing floodplain and runoff corridors, the City developed two comprehensive drainage reports to address stormwater drainage and flooding: the Moody Slough Subbasin Drainage Report (Wood Rodgers, August 2005) and the Putah Creek/Dry Creek Subbasins Drainage Report (Wood Rodgers, August 2005). The City requires new development to be consistent with the Drainage Plans and the City's Stormwater Management Program to ensure the City can accommodate existing and planned growth. In order to address the potential for flooding, the Drainage Reports recommended a number of improvements to the storm drain system to accommodate buildout of the General Plan, including, but not limited to:

- Modification of the existing Rancho Arroyo Regional Detention Pond to accommodate a new pump station at the pond outlet to satisfy requirements for flood control and water quality;
- Development of three new Moody Slough detention/water quality ponds and four new Putah Creek detention/water quality ponds;
- Development of two new Moody Slough water quality ponds;
- Development of a new diversion channel (Putah Creek Diversion Channel) that would route overflow from the proposed Moody Slough water quality ponds to Putah Creek;
- Maintenance of three Moody Slough runoff channels consistent with the criteria established for ultimate peak flow conditions resulting from a 100-year, 24-hour storm for draining Moody Slough subbasin areas outside the urban limits boundary;
- Construction of a new Winters North Drain open channel and levee along the northern urban limit boundary to isolate development areas within the urban limit boundary and direct floodwater originating from the north toward the east to existing culverts; and
- Relocation of the Willow Canal as a buried pipeline with levees constructed along the eastern and western sides.

According to the drainage reports, implementation of the recommended improvements to the City's storm drain system would protect future developments from the risk of flood damage. Diverting high storm flows from Moody Slough to Putah Creek through the new diversion channel mitigates for 1) the increased rate and volume of runoff from new development, 2) the changes in timing, 3) the loss of floodplain storage, and 4) the overland conveyance. The City continues to make improvements consistent with the Drainage Reports through implementation of impact fee on new developments. Chapter 15.90 (Drainage Impact Fee) of the Winters Municipal Code outlines the drainage impact fee, which requires new developments to pay a fee towards the construction of the drainage facilities based on the underlying flood zone designation of the site.

CITY OF WINTERS

Figure IV-2:

Flood Hazard Areas

LEGEND

- Winters City Boundary
- Assessor Parcel Boundary

Inventory Parcels

- Vacant Parcel
- Underdeveloped Parcel

FEMA Designation

- 100-Year Flood Zone

N

0 500 1,000

Feet

De Novo Planning Group

A Land Use Planning, Design, and Environmental Firm

Sources: FEMA; City of Winters; Yolo County; CalTrans. Map date: April 19, 2021.

V. AFFIRMATIVELY FURTHERING FAIR HOUSING

A. INTRODUCTION

All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015. Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics". These characteristics can include, but are not limited to, race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in their community. The Sacramento Area Council of Government (SACOG) plays a significant role in how this is done by developing the Regional Housing Needs Plan (RHNA) for the six-county Sacramento region, comprised of the cities and counties within the counties of Placer, Sacramento, Sutter, Yolo and Yuba Counties, and the El Dorado County except for the city of South Lake Tahoe. The Adopted RHNA Methodology includes an affirmatively furthering fair housing adjustment factor that seeks to open high opportunity jurisdictions to all economic segments of the community by encouraging jurisdictions with large proportions of existing homes in high opportunity areas to zone for more affordable housing types. Additionally, as part of the 6th Cycle RHNA (2021 – 2029), SACOG conducted a survey of fair housing issues, strategies, and actions, which was included as an appendix to the 6th Cycle RHNA.

In September 2019, the Sacramento Valley Fair Housing Collaborative (SVFHC) prepared the Analysis of Impediments to Fair Housing Choice for the Sacramento Valley region (Sacramento Valley AI) as a joint effort among the cities of Citrus Heights, Davis, Elk Grove, Folsom, Galt, Isleton, Rancho Cordova, Rocklin, Roseville, Sacramento, West Sacramento, and Woodland; Sacramento County; Housing Authority of Sacramento; Sacramento Housing and Redevelopment Agency; and the Housing Authority of Yolo County (Yolo County Housing). The SVFHC is comprised of a coalition of representatives from the participating jurisdictions, fair housing professionals, and housing advocates. The AI is a planning process for local governments and public housing agencies (PHAs) to take meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. The AI identifies impediments that may prevent equal housing access and develops solutions to mitigate or remove such impediments. It should be noted that while City of Winters is not one of the jurisdictions who have joined the SVFHC, the Sacramento Valley AI does identify regional impediments to housing and regional data relevant to identifying potential fair housing issues within Winters.

As part of Winters' 6th Cycle Housing Element, Winters considers its role in addressing issues of regional concern like regional patterns of segregation, homelessness, and farmworker housing. This section also includes an analysis of sites pursuant to AB 686 which demonstrates that the identification of sites to accommodate the City's 6th Cycle RHNA affirmatively further fair housing in Winters and support the City's long-standing commitment to ensuring that a variety of housing options are available to households of all income levels. It is noted that this is the City's first document developed to address fair housing issues and there is limited data available at the City level on some of the topics. Where there are data gaps, the Housing Plan addresses collecting additional data to identify and track fair housing issues.

B. FAIR HOUSING NEEDS ASSESSMENT

This section contains an analysis of demographic, housing, and specifically fair housing issues for Winters. While the City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations were discussed in previous sections of this Background Report, this section focuses on demographics and income related to protected classes, lower income and poverty-level households and also incorporates information from the community engagement and outreach process used to develop this Housing Element, which are described in more detail in the Community Participation section of the Housing Plan. Outreach efforts included efforts to engage groups that can be underrepresented in typical outreach efforts. These additional efforts included providing a virtual workshop that was available on-line for a 30-day

period, in order to provide ample opportunity to learn about the process and not limit the opportunity to a one-time workshop, providing outreach materials, including the project web page, the virtual workshop video presentation, and the Housing Needs and Priorities survey in both English and Spanish, working with the Yolo Food Bank to engage residents at the "Eat Well Yolo" drive-through distribution and encourage those residents to participate, and reaching out to individual stakeholders to provide information on behalf of their client bases. The stakeholders included service providers and organizations that serve special needs and other potentially disadvantaged populations and are identified in the Housing Element Policy Document (Housing Plan). In addition to the virtual workshop and survey effort, the City hosted a public workshop to receive comments on the Draft Housing Element, which was advertised through the City's website, local newspaper, and stakeholders. The public workshop was a live workshop conducted remotely and the City provided opportunities for the community to participate online or via phone in order to facilitate participate by any interested persons. Persons unable to attend the workshop could also comment in writing or call City staff to make verbal comments.

Winters residents identified their primary housing challenges as:

- I am concerned about my rent going up to an amount I can't afford. (25%)
- My home is not big enough for my family or household. (23%)
- I struggle to pay my rent or mortgage payment. (17%)
- I am concerned that if I ask my property manager or landlord to repair my home that my rent will go up or I will be evicted. (15%)
- My home is in poor condition and needs repair. (15%)
- I need assistance with understanding my rights related to fair housing. (14%)

When asked if respondents have been discriminated against when trying to rent housing, 5% of respondents indicated that they had experienced discrimination. When asked if respondents had been discriminated against when trying to purchase housing, all respondents answered "No."

Stakeholders were asked to provide information on housing needs, barriers to housing and services, and barriers to housing production Stakeholders expressed concern regarding a variety of fair housing issues, with the primary concerns identified as a lack of affordable housing, including rental housing and housing that is accessible to the general population, ineligibility for various assistance programs or reluctance to participate in various assistance programs due to immigration status. Please see the Community Participation discussion in the Housing Plan for a detailed overview of stakeholder input related to housing needs by special needs population, services and actions needed to provide or improve housing and human services, and actions needed to improve access to regional services.

During the workshop to receive public comments on the Draft Housing Element, a request was made that the City further facilitate universal design to increase accessibility and visitability in residential units.

1. Fair Housing Enforcement and Outreach Capacity

Fair housing for the Winters community is addressed at both the local and regional level. Resources for enforcement and outreach are discussed below.

Enforcement

Fair housing inquiries at the City are referred to Legal Services of Northern California (LSNC). LSNC is a non-profit organization that provides free civil legal assistance to low-income and other vulnerable populations in 23 counties, including Yolo County and the residents of Winters. In addition, the California Department of Fair Employment and Housing (DFEH) is the state agency charged with enforcing California's civil rights laws and handles discrimination complaints, providing independent investigation of the facts and legal issues and working to resolve disputes, where appropriate. It is noted that while City staff directs fair housing inquiries to LSNC, the City currently does not provide information regarding fair housing inquiries and rights at City Hall or on its website and City staff does not receive regular training related to fair housing rights and requirements.

LSNC engages in complex, sophisticated advocacy—through litigation, legislation, administrative advocacy, and community development work—which has a significant positive impact for their entire client community. For example, as previously stated, the City of Winters has a court stipulation for 15 percent inclusionary housing with the LSNC and requires the City to report to them annually to track the City's progress. LSNC's service priorities are the preservation of housing, health care, enhancing economic stability, support for families, family safety and stability, civil rights, education, and serving populations with special vulnerabilities.

For housing cases, LSNC assists clients with the creation and preservation of low-income housing, tenants rights, evictions and lock outs, foreclosures, quality of housing, mobile homes, mitigation of homelessness, termination of utilities, unsafe housing, and loss of shelter because of natural disasters. Winters' residents who are 60 years old or older or meet LSNC's income threshold are eligible to receive free fair housing legal services from the LSNC. To meet LSNC's income threshold, Winters' residents would need to be below the asset limit and below 125 percent of the Federal Poverty Guidelines (or $15,950 for a single-person and $32,750 for a family a four) or below 200 percent of the Federal Poverty Guidelines with monthly deductions.

The LSNC provides free information and advice on fair housing issues, case intake and complaint processing, and investigation of alleged fair housing violations to seniors and low income households in Yolo County. Other services include fair housing education and outreach activities for rental property owners, managers, and consumers.

According to the LSNC's 2019 Annual Report, the LSNC managed 13,843 total cases in 2019, which included 6,574 housing preservation cases. LSNC does not provide the City with a report that identifies the number of inquiries, specific concerns, and resolution to inquiries made by Winters' residents and landlords. The City has requested information from LSNC regarding recent inquiries related to fair housing in Winters.

In addition to the LSNC, Yolo Conflict Resolution Center is a 501(c)3 non-profit organization that offers free services to anyone in need of assistance with a conflict, disagreement or other situations where harm has been created. The Yolo Conflict Resolution Center provides community mediations services for landlord/tenant issue cases, such as claims regarding rent, security deposit, cleaning fees, as well as civil harassment cases and small claims cases. Winters' residents are able utilize the Yolo Conflict Resolution Center to mediate fair housing issues.

The HCD Affirmatively Furthering Fair Housing Data Viewer (AFFH Viewer) provides information regarding federal Fair Housing and Equal Opportunity (FHEO) cases by County for the 20006 to 2020 period and also identifies fair housing inquiries by City based on federal HUD data. The AFFH Viewer indicates that there were four cases filed in Yolo County in the 2006-2010 period, all of which had a disability bias. In the 2020 period (which is indicated to reflect 2006-2020, but does not appear to include the 2010 period cases), s there were five cases filed, including two with a racial bias and two with a disability bias. While there is not data for cases filed related to Winters, the AFFH Viewer indicates that one FHEO inquiry for Winters was received from 2013 to 2021 and indicates that the inquiry was based on familial status and that the resolution was that there was no valid basis for the inquiry.

According to the California Department of Fair Employment and Housing 2019 Annual Report, 934 housing complaints were filed in 2019, with the top bases for housing complaints surrounding disability (35 percent), retaliation (12 percent), and race (12 percent)[6]. Of the 934 housing complaints filed in 2019, 13 (or 1.4 percent) were from Yolo County residents. The majority of housing complaints filed in 2019 were from more metropolitan counties, including the counties of Los Angeles (222), San Diego (72), and Sacramento (66).

It is noted that the California DFEH does not make data readily available related to fair housing inquiries, specific concerns, and outcomes; if made available, this information would be invaluable to local jurisdictions, residents, and landlords in identifying areas with high incidences of fair housing concerns and opportunities for community education regarding specific topics of

6 California Department of Fair Employment and Housing. 2020. 2019 Annual Report. Available at: https://www.dfeh.ca.gov/wp-content/uploads/sites/32/2020/10/DFEH_2019AnnualReport.pdf

concern. The City has requested that the HCD coordinate with the California Department of Fair Employment and Housing to include this information at the local level in HCD's AFFH Viewer to assist local jurisdictions with better understanding fair housing needs.

In addition to the local data for Winters and Yolo County available through the AFFH viewer, regional fair housing issues should also be considered. As part of the development of the Sacramento Valley AI, the residents throughout the Sacramento Valley region (including the counties of Sacramento, Placer, and Yolo) were asked to participate in a community engagement process to help SVFHC learn more about fair housing issues in the region. The community engagement process for the Sacramento Valley AI included focus groups with residents and stakeholders, "pop up" engagement at local events, and a resident survey. According to the Sacramento Valley AI, 17 percent of survey respondents said that they experienced discrimination when they were looking for housing in the region. Among members of protected classes, African American respondents, Native American respondents, and households that include a member with a disability had the highest rates of housing discrimination experiences. Respondents who believed they experienced discrimination when looking for housing in the region provided the reasons why they thought they were discriminated against. Overall, the reasons include:

- Race/Ethnicity (29 percent);
- Income/income too low (23 percent);
- Age (18 percent);
- Familial status/having children (18 percent);
- Disability (16 percent)
- Looks/appearance (14 percent);
- Having a housing voucher (10 percent);
- History of eviction, foreclosure, or bad credit (8 percent);
- National origin (5 percent);
- Sex or gender (4 percent);
- LGBTQ (4 percent);
- Being homeless (2 percent);
- Religion (1 percent); and
- Language spoken (1 percent).

Public Education

Fair housing outreach and education efforts are currently conducted primarily by Legal Services of Northern California on behalf of Yolo County and its cities, including Winters. In addition to addressing fair housing inquiries, the LSNC hosts annual workshops, clinics, and legal education events focused on clients and community groups to provide information and education on a variety of issues, including fair housing. For example, the LSNC receives funding from Yolo County Housing and the City of Woodland to host an annual fair housing conference for all Yolo County residents and landlords, including Winters, which is intended to educate tenants and landlords on topics related to federal and state fair housing issue and legislation. The goal of the annual fair housing conference is to reach out to housing providers throughout Yolo County to teach them about fair housing laws. The 2021 Yolo County Fair Housing Conference was held in April and included three sessions over Zoom including:

- An overview of fair housing laws and COVID-19 related guidance on April 2, 2020;
- Violence Against Women Act and California Protections for Survivors of Domestic Violence on April 16, 2020; and
- New Guidance on Disability Discrimination and Source Income Discrimination on April 30, 2020.

Findings

While appears to be adequate capacity for LSNC and DFEH to respond to fair housing inquiries, based on the data available regarding Countywide fair housing cases and local inquiries for Winters, additional outreach and education is needed, particularly at the local level. Annual training of City staff should occur to ensure fair housing practices are maintained in Winters and

information should be made available at City Hall, on the City's website, and via the City's social media on a regular basis to ensure the community is aware of fair housing rights and methods to address fair housing concerns.

2. Analysis of Available Federal, State, and Local Data and Local Knowledge

This section presents an overview of available federal, state, and local data to analyze fair housing issues in Winters. These data sources are supplemented with local knowledge of existing conditions in the community to present a more realistic picture of fair housing concerns in Winters and a more informed perspective from which to base goals, policies and programs to affirmatively further fair housing.

Integration and Segregation Patterns and Trends

There are a number of reasons why patterns of racial segregation exist (or don't exist) within a community. Some of these reasons may be institutional (discriminatory lending practices) while others can be cultural (persons of similar backgrounds or lifestyles choosing to live near one another to provide support and familiarity). As such, discussions regarding segregation are complicated and there is not a "one size fits all" approach to addressing patterns of racial segregation. Tracking the diversity of cities and counties throughout California is crucial to understanding the shifting demographics of race and ethnicity in California and the United States. Esri's Diversity Index captures the racial and ethnic diversity of a geographic area in a single number, from 0 to 100. Scores less than 40 represent lower diversity in the jurisdiction while scores of greater than 85 represent higher diversity. Additionally, scores between 40-55 represent low diversity, 55-70 represent moderate diversity, and 70-85 represent high diversity. As shown in Figure V-1, Diversity Index Winters, there is a uniform diversity index score of 76.3 in 2018 across the whole City, representing high diversity throughout the jurisdiction. According to the 2014-2018 ACS, the City's residents are predominantly white (49.4%) or Hispanic (48.3%). It is noted that the ACS data reflects an estimate based on a sample size. Due to the City of Winters small population, it is possible that the ACS estimates may accidentally mis-represent data due to a small sample size.

While there are not any racially or ethnically concentrated areas of poverty in or near Winters (see following section), there is a stark contrast between diversity levels in the city and surrounding communities. For example, the unincorporated areas in Solano County located to south and southwest of Winters are designated as only having moderate diversity with scores of 59.1 and 62.7, much lower than the diversity score of Winters. Additionally, Figure V-2 identifies the diversity index scores of the surrounding communities, including the other incorporated cities in Yolo County. Compared to the other incorporated cities, the City of Winters is the only jurisdiction to have a uniform high diversity score. The majority of the City of Davis is designated as moderate diversity, with a few pockets of low diversity and high diversity. Additionally, the majority of the City of Woodland and West Sacramento appear to both have high diversity, with both jurisdictions having pockets of higher diversity, moderate, and low diversity. It is noted that the City of Davis, City of West Sacramento, and the unincorporated community of El Macero are the only communities in Yolo County to have a census track receiving scores of less than 40, representing lower diversity.

To assess patterns of segregation and integration, the City of Winters analyzed people with disabilities, familial status, seniors, and income groups. Relying primarily on data available from the US Census and ACS, it is possible to map and consider existing patterns which may indicate historical influences and future trends.

Figure V-1: Diversity Index – Winters

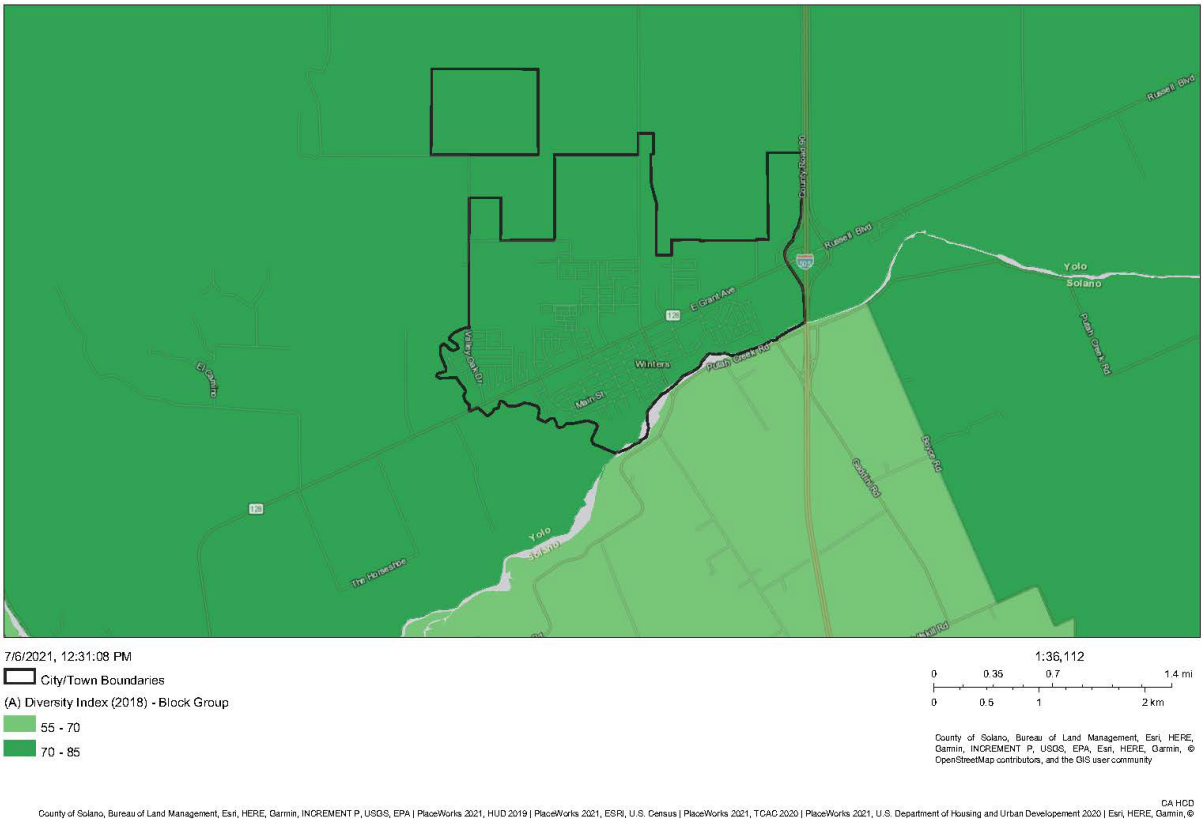
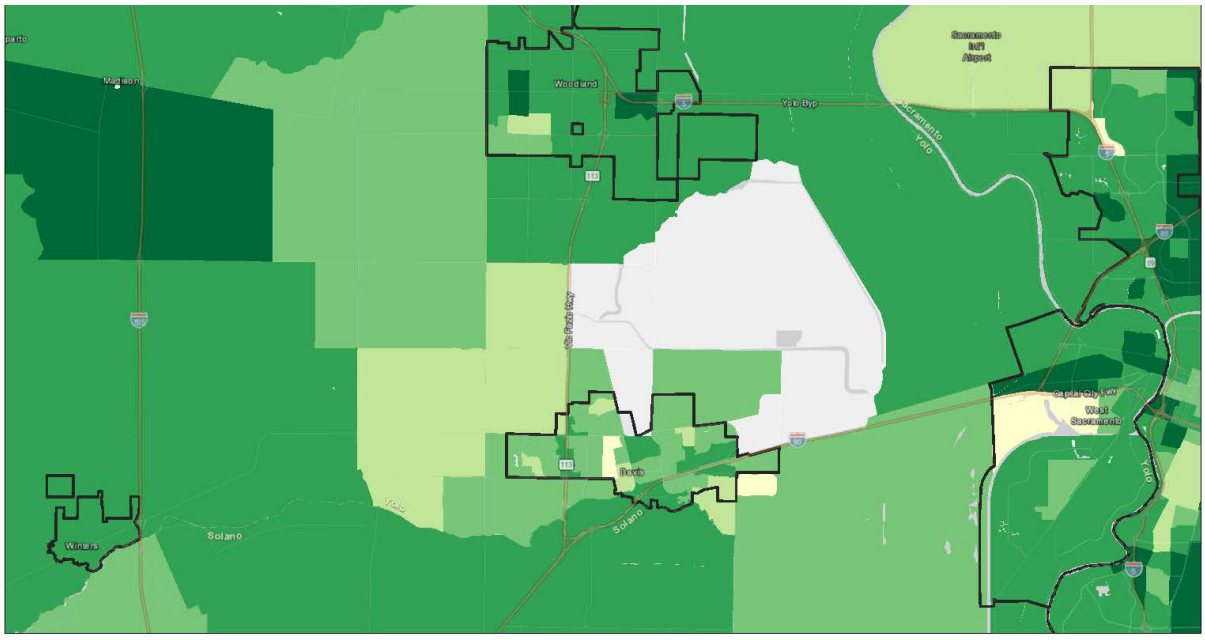


Figure V-2: Diversity Index – Winters vs Other Incorporated Yolo County Jurisdictions



The City of Winters is home to a very low concentration of persons with disabilities (<10% of the population with a disability), and persons with disabilities are represented in Winters with limited discernible patterns of segregation, as illustrated on Figure V-3. It is noted that the City of Winters is located within one extremely large census tract (Tract 113), so it is difficult to identify the exact concentrations of populations with a disability in the city. However, it is anticipated that the concentrations of populations with a disability would be in the less rural and more urbanized areas of the city and areas with assisted housing. More geographically isolated areas or areas with uneven topography or rural terrain, like the City's northern and western communities, are less suitable for persons with disabilities who may have impaired mobility and difficulty accessing goods and services. For this reason, it is assumed that persons with disabilities are likely located within the City's downtown or eastern communities, which has more access to transit and major activity centers and has a large concentration of affordable housing (see Figure V-3). Based on this analysis, the city finds that there are not significant patterns of segregation impacting persons with disabilities living in Winters. In the Yolo County region, the southern portion of the County, including the area surrounding Winters, generally has a similar rate of households with disabilities as Winters, with larger concentrations in a portion of Woodland, the northern portion of West Sacramento, a small area of Davis, and unincorporated communities in the central and northern portion of the County. the City of Woodland, the northern portion of West Sacramento, and a small area of Davis have higher percentages (10 to 20%), nearby areas of Solano County, including portions of Dixon and Vacaville, also have a higher rate (10-20%) than the Winters. Winter's low rate of disabled persons is likely due to fewer housing developments and care facilities for seniors (which often also allow disabled persons) and disabled persons when compared to the larger cities in the County. For example, a search of the State's licensed care facilities shows that of the adult residential facilities serving persons 18 to 59 in the County, only one of the 10 facilities in the County is located in Winters, and of 21 assisted living/residential care facilities for the elderly in the County, none are located in Winters. While Winters has several assisted housing developments that can provide affordable housing for disabled persons, the lack of assisted living and residential care facilities compared to the rest of the County has likely resulted in a smaller rate of persons with disabilities. Winters Healthcare was recently completed and provides affordable healthcare based on ability to pay and may attract additional households with a disabled member that have with fixed or lower incomes to the community. As discussed in Chapter III, Constraints, Program II.10 removes constraints associated with residential care facilities.

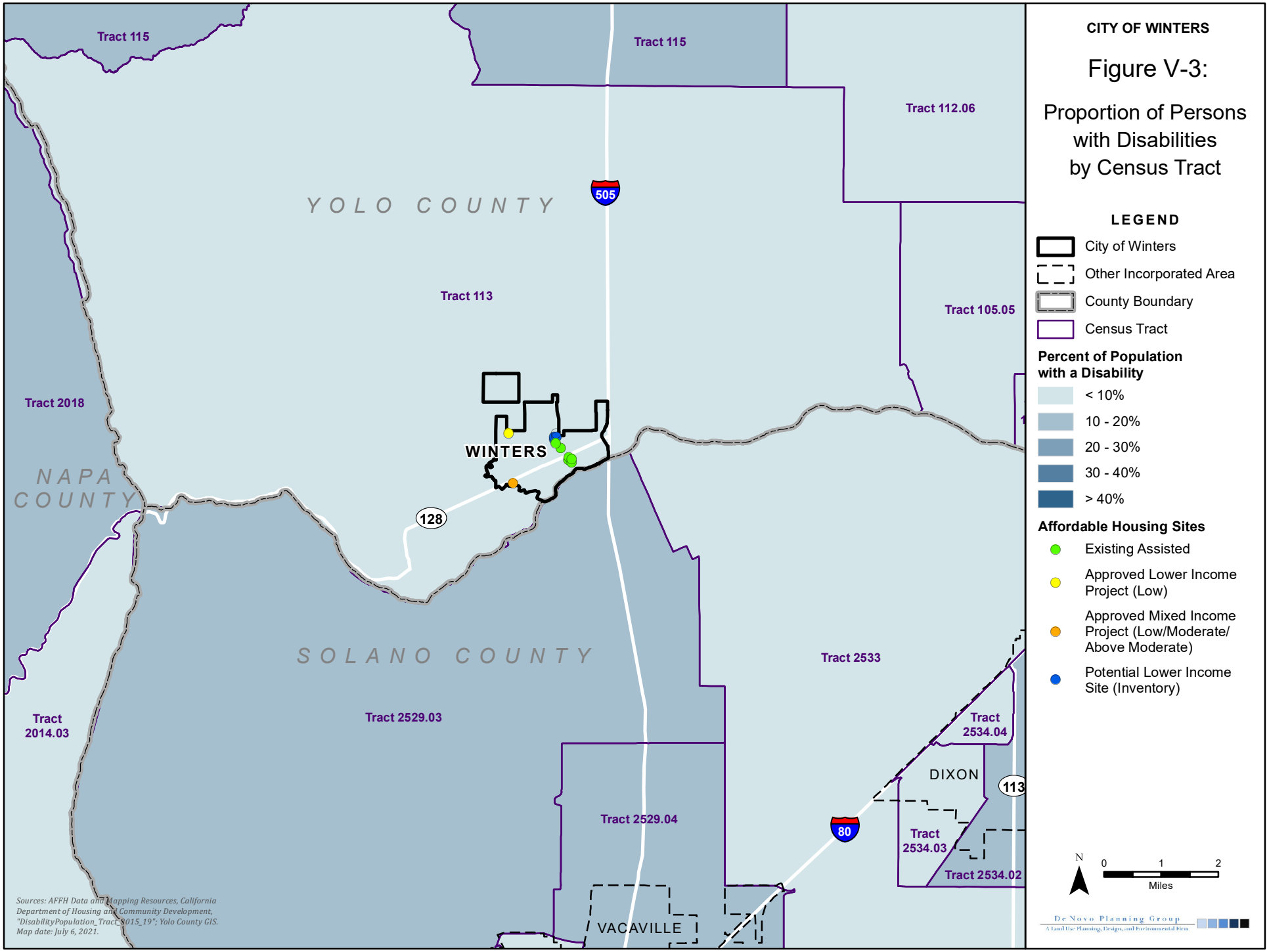
Winters is also home to a number of female-headed households, and female-headed households are located in the community with limited discernible patterns of segregation. Overall, households with female heads make up approximately 4.6% of households in Winters (See Table II-11, Households in Poverty). As illustrated on Figure V-4, less than 20% of Winters are female-headed households while other surrounding census tracts contain between 20% to 40% of female-headed households. In general, the more densely developed/more populated census tracts with more access to opportunities will have more average levels of female-headed households while the less developed and more rural areas will have a smaller proportion of female-headed households. Based on this information, the City finds that there are no known historic patterns of segregation by familial status, including by household gender. Solano County in the vicinity of Winters as well as the majority of Yolo County has similar rates of female-headed households (less than 20%) as Winters, while areas in and around Davis, a portion of Woodland, and in and around north/central West Sacramento have a higher rate (20-40%) of female-headed households with children present. It is anticipated that the higher rate of female-headed households and children present in these areas is due to the greater level of services available in Woodland, Davis, and West Sacramento, including education, healthcare, social services, shopping, and transit, as well as these areas having more jobs and, in the case of Davis and West Sacramento, being closer to the employment opportunities in Sacramento. Access to place- and people-based opportunities is discussed under the Access to Opportunities heading.

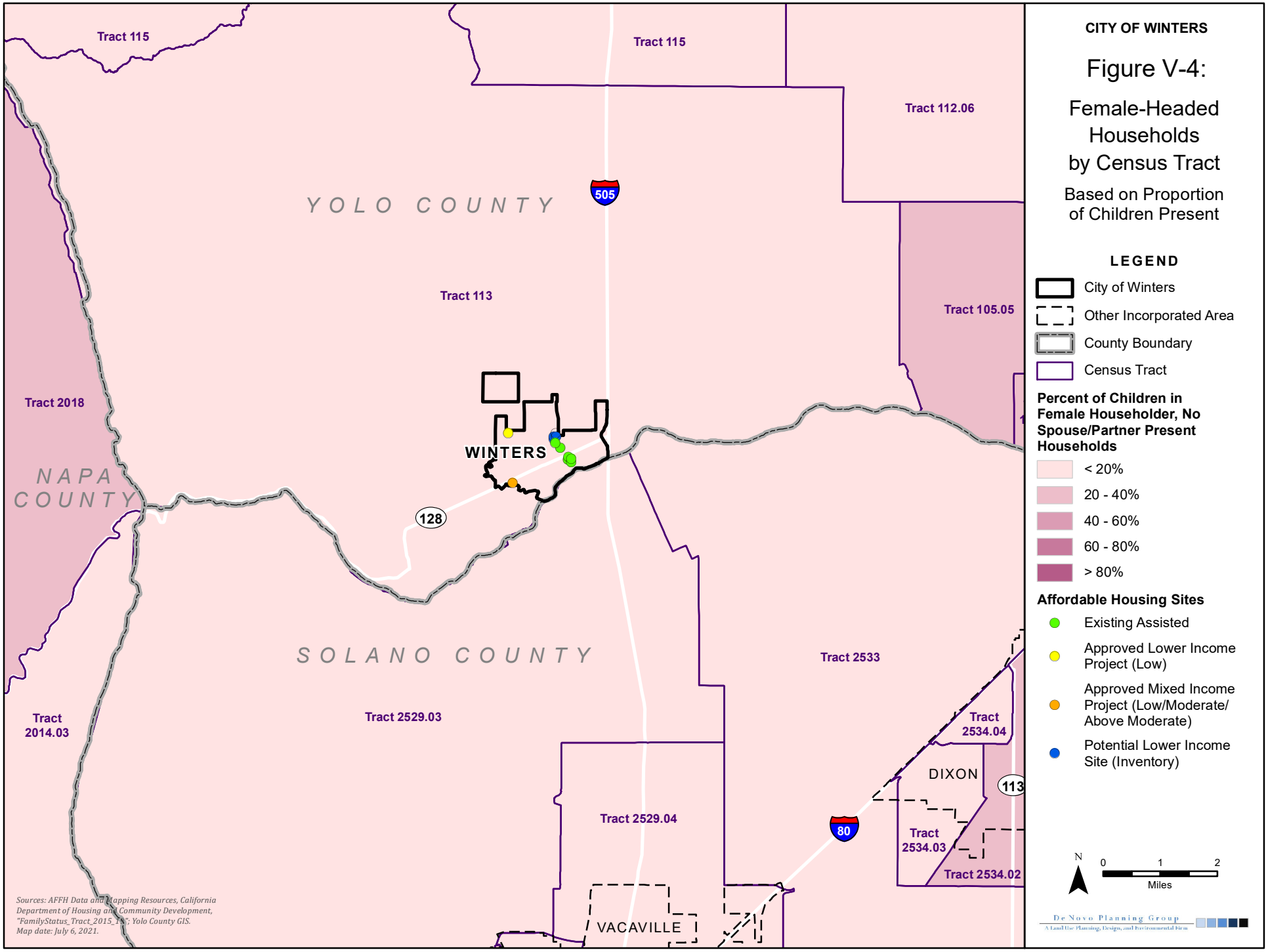
The community's older residents, specifically persons 65 years of age or older, are located in the community with limited discernible patterns of segregation, representing between 10 to 15% of Winters population (see Figure V-5). It is anticipated that the concentrations of persons 65 years of age or older in Winters are located in more urbanized areas with assisted housing, such as the Blue Mountain Terrace senior housing facility located adjacent to downtown Winters. Additionally, as shown on Figure V-5, the existing assisted housing is located in the eastern portion of the city near the downtown, which is more suitable for the community's older residents who may have impaired mobility and difficulty accessing goods and services. The City continues to find that these options are an important part of the City's housing stock and expects that senior residents will continue to choose to live in these areas as a result of the affordable home options available to them. While Winters proportion of senior households is consistent with the area of Yolo County surrounding the City, the northern portion of Yolo County, the southeastern portion of Yolo County as well as pockets in Davis, Woodland, and West Sacramento have pockets of higher proportions of senior residents

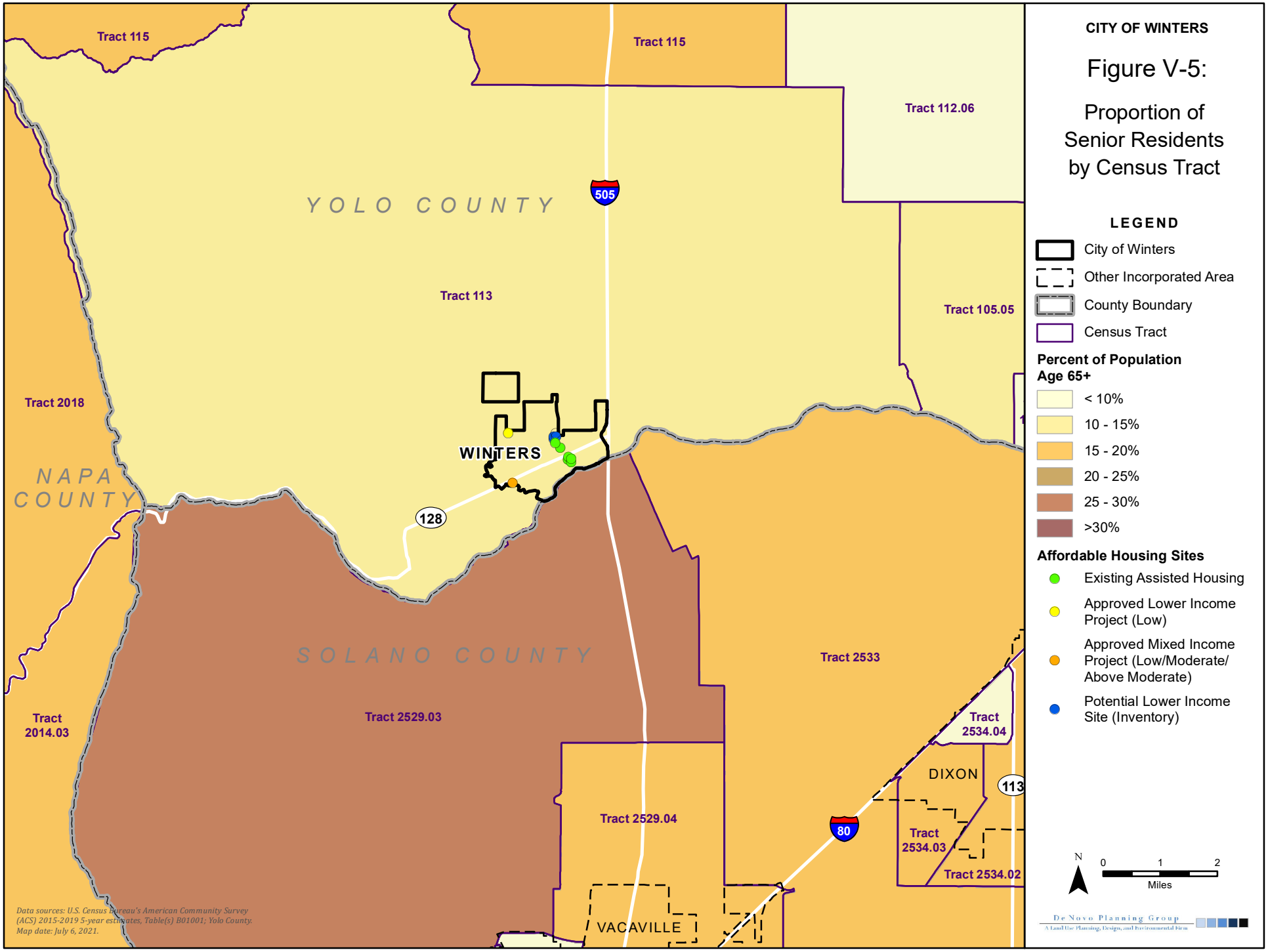
at a rate of 15-20% with only one area in the County in Woodland have a rate of disabled persons higher than 20%. Winter's low rate of seniors is likely due to fewer housing developments and care facilities for seniors when compared to the larger cities in the County. For example, a search of the State's licensed care facilities shows that of 21 assisted living/residential care facilities for the elderly in the County, none are located in Winters. While Winters has several multi-family senior housing developments, the lack of assisted living and residential care facilities compared to the rest of the County has likely resulted in a lower rate of seniors in Winters. The recent development of Blue Mountain Terrace provides housing for 62 senior households, which will increase the City's proportion of senior residents. As previously mentioned, Winters Healthcare provides affordable healthcare based on ability to pay and may attract additional senior households with fixed or lower incomes to the community. As discussed in Chapter III, Constraints, Program II.10 removes constraints associated with residential care facilities.

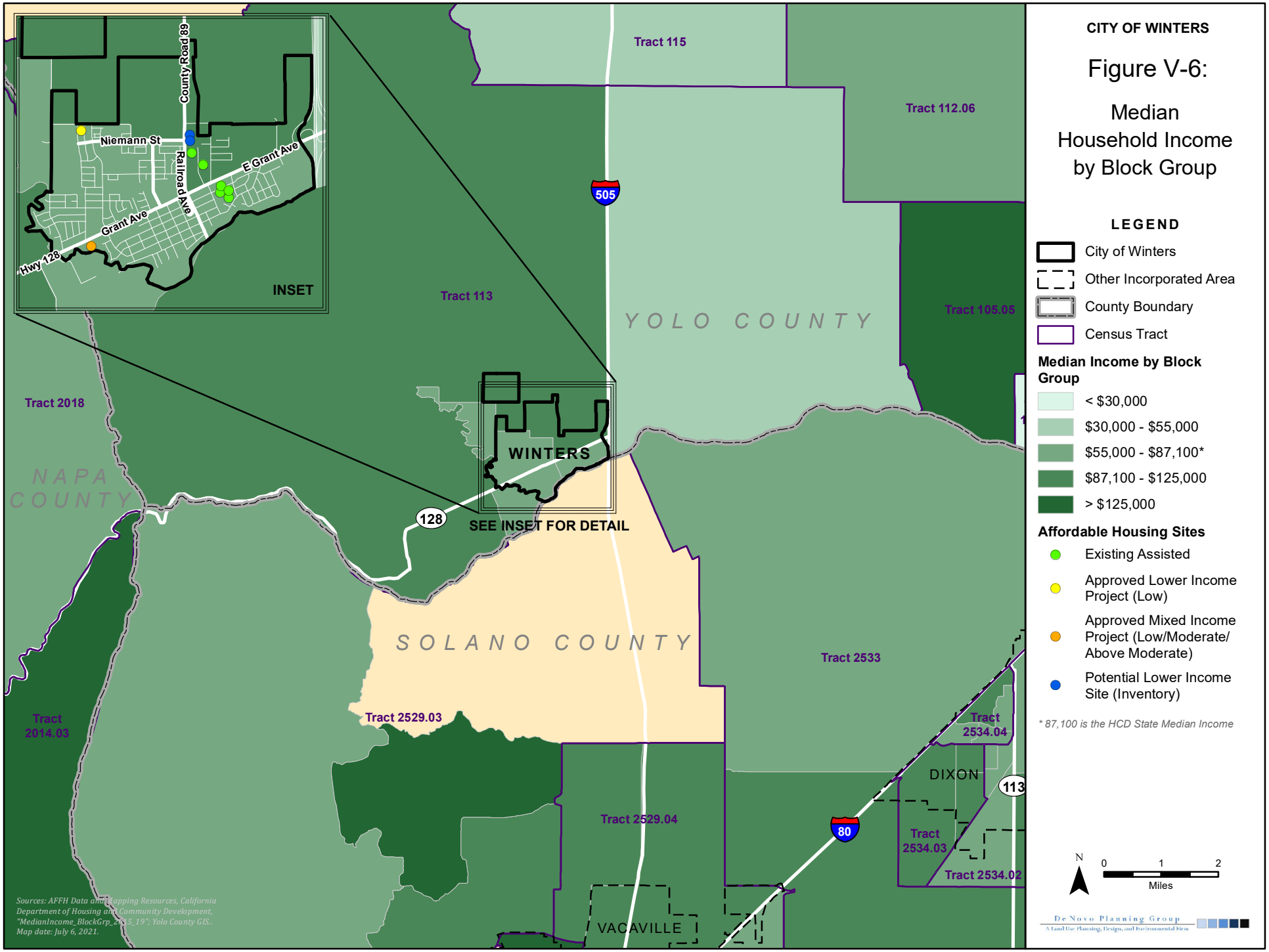
Patterns of segregated economic wealth, as indicated by median household income, do exist in Winters, as illustrated on Figure V-6. Incomes within Winters are significantly higher ($87,100 -- $125,000 per year) in the northern and northeastern portions of the city. Census tracts with lower median household incomes ($55,000 to $87,100 per year) are generally located south of East Grant Avenue and Grant Avenue, as well as west of Railroad Avenue from Grant Avenue to Niemann Street. The census tracts include the City's core Downtown and business area as well as a significant amount of new residential developments in the northwest portion of the City. These areas have access to public transit facilities, which are an important resource for persons with limited household incomes and potentially limited access to private automobiles. These areas also include the two mobile home parks in Winters and the majority of the deed-restricted affordable units, which contributes to the pattern of economic differences between census tracts. In comparison with the greater Yolo County region, areas with the highest incomes (above $125,000 AMI) are located in and around Davis, Woodland, and West Sacramento, as well as in some portions of Solano County to the south of Winters – there are no block groups with this high level of AMI in or adjacent to Winters. Areas with lower AMIs (less than $55,000) in the region include the area of Yolo County to the west of Winters, which may be related to the concentration of lower income housing associated with El Rio Villas as the area within this block group is generally sparsely populated, the northeast portion of Yolo County, and portions of Woodland, West Sacramento, and Davis, as well as an area southwest of Davis. AMIs in Solano County to the south of Winters reflect a similar range of incomes as Winters, although there are pockets of higher incomes in the nearby areas of Solano County, but no identified pockets of lower income.

Concentrations of households with similar incomes, such as in the City's block groups in the $55,000 to $87,100 AMI range indicate a historic trend of a lack of varied housing stock. If options for housing at a diversity of prices points are available, it will encourage a more economically diverse community. As described throughout this Housing Element, the City is committed to supporting the development of housing affordable to lower income households in locations throughout the City and has identified sites for future growth and development which are designed to promote a more balanced and integrated pattern of household incomes. For this reason, all but one of the proposed lower income sites are located within the census tract with the highest median income in Winters, as shown in Figure V-6.


CITY OF WINTERS
Figure V-3:
Proportion of Persons with Disabilities by Census Tract
LEGEND
City of Winters
Other Incorporated Area
County Boundary
Census Tract
Percent of Population with a Disability
< 10%
10 - 20%
20 - 30%
30 - 40%
> 40%
Affordable Housing Sites
Existing Assisted
Approved Lower Income Project (Low)
Approved Mixed Income Project (Low/Moderate/ Above Moderate)
Potential Lower Income Site (Inventory)
Tract 115
Tract 115
Tract 112.06
YOLO COUNTY
505
Tract 113
Tract 105.05
Tract 2018
WINTERS
NAPA COUNTY
128
SOLANO COUNTY
Tract 2533
Tract 2014.03
Tract 2529.03
Tract 2534.04
DIXON
113
Tract 2529.04
80
Tract 2534.03
Tract 2534.02
VACAVILLE
N
0
1
2
Miles
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "DisabilityPopulation_Tract_2015_19"; Yolo County GIS.
Map date: July 6, 2021.
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm


CITY OF WINTERS
Figure V-4:
Female-Headed Households by Census Tract
Based on Proportion of Children Present
LEGEND
City of Winters
Other Incorporated Area
County Boundary
Census Tract
Percent of Children in Female Householder, No Spouse/Partner Present Households
< 20%
20 - 40%
40 - 60%
60 - 80%
> 80%
Affordable Housing Sites
Existing Assisted
Approved Lower Income Project (Low)
Approved Mixed Income Project (Low/Moderate/ Above Moderate)
Potential Lower Income Site (Inventory)
Tract 115
Tract 115
Tract 112.06
YOLO COUNTY
505
Tract 113
Tract 105.05
Tract 2018
WINTERS
NAPA COUNTY
128
SOLANO COUNTY
Tract 2533
Tract 2014.03
Tract 2529.03
Tract 2534.04
DIXON
113
Tract 2529.04
80
Tract 2534.03
Tract 2534.02
VACAVILLE
N
0
1
2
Miles
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus_Tract_2015_YES"; Yolo County GIS.
Map date: July 6, 2021.
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm


CITY OF WINTERS
Figure V-5:
Proportion of Senior Residents by Census Tract
LEGEND
City of Winters
Other Incorporated Area
County Boundary
Census Tract
Percent of Population Age 65+
< 10%
10 - 15%
15 - 20%
20 - 25%
25 - 30%
>30%
Affordable Housing Sites
Existing Assisted Housing
Approved Lower Income Project (Low)
Approved Mixed Income Project (Low/Moderate/ Above Moderate)
Potential Lower Income Site (Inventory)
Tract 115
Tract 115
Tract 112.06
YOLO COUNTY
505
Tract 113
Tract 105.05
Tract 2018
WINTERS
NAPA COUNTY
128
SOLANO COUNTY
Tract 2533
Tract 2014.03
Tract 2529.03
Tract 2534.04
DIXON
113
Tract 2529.04
80
Tract 2534.03
Tract 2534.02
VACAVILLE
N
0
1
2
Miles
Data sources: U.S. Census Bureau's American Community Survey (ACS) 2015-2019 5-year estimates, Table(s) B01001; Yolo County.
Map date: July 6, 2021.
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CITY OF WINTERS
Figure V-6:
Median Household Income by Block Group
LEGEND
City of Winters
Other Incorporated Area
County Boundary
Census Tract
Median Income by Block Group
< $30,000
$30,000 - $55,000
$55,000 - $87,100*
$87,100 - $125,000
> $125,000
Affordable Housing Sites
Existing Assisted
Approved Lower Income Project (Low)
Approved Mixed Income Project (Low/Moderate/ Above Moderate)
Potential Lower Income Site (Inventory)
* 87,100 is the HCD State Median Income
INSET
County Road 89
Niemann St
E Grant Ave
Railroad Ave
Grant Ave
Hwy 128
WINTERS
SEE INSET FOR DETAIL
YOLO COUNTY
NAPA COUNTY
SOLANO COUNTY
Tract 115
Tract 112.06
Tract 113
Tract 105.05
Tract 2018
Tract 2014.03
Tract 2529.03
Tract 2529.04
Tract 2533
Tract 2534.04
Tract 2534.03
Tract 2534.02
DIXON
VACAVILLE
505
128
80
113
N
0
1
2
Miles
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "MedianIncome_BlockGrp_2015_19"; Yolo County GIS..
Map date: July 6, 2021.
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) and Concentrated Areas of Affluence

To assist communities in identifying racially/ethnically concentrated areas of poverty (RECAPs), HUD has developed a census tract-based definition of RECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: RECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a RECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

The Sacramento Valley AI performed an analysis of RECAPs within the Sacramento Valley and found the only RECAPs among the Yolo County jurisdictions are in Davis. The two RECAPs in Davis have some concentration of Asian households and the areas right outside of the city have very low-cost burden or concentration by race or ethnicity. However, it appears no RECAPs are identified in the City of Winters. The City has a poverty rate smaller than the regional and county average. Further analysis using the U.S. Department of Housing and Urban Developments RECAP GIS mapping tool confirms that all census tracts within Winters have a RECAP value of 0, indicating that the census tracts within Winters do not meet the defined parameters for a racially or ethnically concentrated area of poverty as defined by HUD.

In reviewing the AFFH Data and Mapping Resources tool provided by HCD, the predominant race/ethnicity in Winters Census tracts is Hispanic (see Figure V-10) and the City's diversity index is in the 70-85 range (see Figure V-1), which is the second-most diverse category. It is noted that the data is consistent throughout the City, with no areas within Winters identified as having a different predominant population or diversity index. While Winters does not have any racially or ethnically concentrated areas or RECAPs, concentrations of very-low and low-income populations are spread throughout the City of Winters in varying levels. For example, as shown on Figure V-11, the highest concentrations (50 – 75%) of very low- and low-income populations are located in the northern (north of Niemann Street) and northeastern (east of Railroad Avenue and north of East Grant Avenue), while the lowest concentrations (less than 25%) of very low- and low-income populations are located in the southwestern portion of the city (south of Grant Avenue and west of Railroad Avenue). The remaining areas of Winters contain similar concentrations of low- and very low-income populations, ranging between 25 – 50%.

In comparing areas of affluence or wealth, based on median income as shown on Figure V-6, the majority of block groups in the City have an AMI between $55,000 and $87,100 – these block groups represent most of the housing in the City and have consistent median incomes. The one higher income block group that includes a portion of Winters (area north of E. Grant Avenue and east of Railroad Avenue that includes residential, commercial, and industrial development as well as mainly undeveloped lands to the northeast) has an AMI between $87,100 and $125,000; this block group also represents a large area that contains lands in the unincorporated County. The City has identified several affordable housing opportunities in this area and there are also several existing affordable housing projects in this area, as shown in Figure V-6. In comparison with the greater Yolo County region, areas with the highest incomes (above $125,000 AMI) are located in and around Davis, Woodland, and West Sacramento – there are no block groups with this high level of AMI in or adjacent to Winters. The AFFH Tool shows the same diversity index and racial concentrations Citywide, so the area of affluence does not appear to be associated with a racial concentration.

Disparities in Access to Opportunities

HUD developed the opportunity indicators to help inform communities about disparities in access to opportunity, the scores are based on nationally available data sources and assess resident's access to key opportunity assets. Opportunity indicators were obtained for Yolo County from the HUD Affirmatively Furthering Fair Housing GIS tool. Table V-5 identifies the opportunity indicators by race and ethnicity for the total population of Yolo and provides the index scores (ranging from zero to 100) for the following opportunity indicator indices:

- Low Poverty Index: The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. *The higher the score, the less exposure to poverty in a neighborhood.*
- School Proficiency Index: The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the score, the higher the school system quality is in a neighborhood.*
- Labor Market Engagement Index: The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. *The higher the score, the higher the labor force participation and human capital in a neighborhood.*
- Transit Trips Index: This index is based on estimates of transit trips taken by a family that meets the following description: a three-person single-parent family with income at 50% of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). *The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.*
- Low Transportation Cost Index: This index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. *The higher the index, the lower the cost of transportation in that neighborhood.*
- Jobs Proximity Index: The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. *The higher the index value, the better the access to employment opportunities for residents in a neighborhood.*
- Environmental Health Index: The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. *Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block group.*

Table V-5. Opportunity Indicators by Race/Ethnicity –Yolo County

Race/Ethnicity	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White*	61.4	56.9	61.4	62.1	61.0	51.9	32.6
Black*	58.5	52.6	57.5	65.0	60.2	61.2	26.6
Hispanic	49.3	39.3	44.1	61.1	61.2	51.8	34.1
Asian or Pacific Islander*	66.3	67.7	67.7	63.8	62.8	51.2	30.5
Native American*	47.0	36.6	43.6	64.1	62.8	59.7	31.0

Source: HUD Affirmatively Furthering Fair Housing GIS Explorer, https://egis.hud.gov/affht/

As shown in Table V-5, Hispanic and Native American residents of Yolo County had relatively less access to opportunity. Specifically, Hispanic and Native American residents had values between 30 to 50 in the low poverty index, school proficiency index, labor market index, and the environmental health index, indicating that these areas should receive special attention to ensure that the opportunity levels do not dip lower into the lowest quadrant (25 or lower), which could indicate some more systemic issues related to opportunity access. Additionally, it should be noted that all residents in Yolo County had an environmental health index below 35, with Black residents having the lowest value of 26.6. As such, the analysis indicates that

access to opportunity is not a substantial issue within Yolo County at this time, and does not appear to be significantly influenced by race or ethnicity.

The UC Davis Center for Regional Change and Rabobank, N.A. partnered to develop the Regional Opportunity Index (ROI) intended to help understand social and economic opportunity in California's communities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI integrates a variety of data topics, including education, economic development, housing, mobility, health/environment, and civic life, and "maps" areas of potential investment by identifying specific areas of urgent need and opportunity. The ROI relies on many of the same data sources analyzed in the Housing Element, including the American Community Survey (ACS), the Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics (LODES) data, the California Department of Education, the California Department of Public Health, among others (data points are from 2014).

There are two ROI "maps"; the "people" ROI illustrates the relative measure of the **people's** assets in education, the economy, housing, mobility/transportation, health/environment, and civic life) while the "place" ROI illustrates the relative measure of a **place's** assets in those same categories. The tool analyzes different specific indicators for each of the six data topics, as summarized in Table V-2 below.

Table V-2. Regional Opportunity Index (ROI) Data Points

	People-Based Data Points	Place-Based Data Points
Education	• Elementary School Truancy • English Proficiency • Math Proficiency • College Educated Adults	• High School Discipline rate • Teacher Experience • UC/CSU Eligible • High School Graduation Rate
Economic Development	• Minimum Basic Income • Employment Rate	• Bank Accessibility • Job Quality • Job Growth • Job Availability
Housing	• Housing Cost Burden • Homeownership	• Housing Affordability • Housing Adequacy
Mobility	• Internet Access • Commute Time • Vehicle Availability	• N/A
Health/Environment	• Years of Life Lost • Births to Teens • Infant Health	• Air Quality • Health Care Availability • Access to Supermarket • Prenatal Care
Civic Life	• English Speakers • Voting Rates	• Neighborhood Stability • US Citizenship

Source: UC Davis Center for Regional Change, 2020

As shown in Figures V-7 and V-8, Winters has only slight differences between the relative measure of people-based assets versus placed-based assets, with people-based opportunities scoring better than place-based opportunities as shown in Tables V-3 and V-4.

Table V-3. People-Based ROI Census Tract, Winters			
Census Tract	**Opportunity Level**	**Average or Higher Opportunities**	**Lower Opportunities**
06113011300	Higher Opportunity	• Civic Life • Health/Environment • Mobility/Transportation • Economy	• Education
Source: UC Davis Center for Regional Change, 2020 (using 2014 data points)			

Table V-4. Place-Based ROI Census Tract, Winters			
Census Tract	**Opportunity Level**	**Average or Higher Opportunities**	**Lower Opportunities**
06113011300	Average Opportunity	• Civic Life • Housing	• Health/Environment • Economy • Education
Source: UC Davis Center for Regional Change, 2020 (using 2014 data points)			

The results of this analysis indicate that Winters has a higher-level of people-based opportunities, with average or higher access to people-based opportunities related to mobility/transportation, health/environment, the economy, and civic life and lower access to place-based opportunities related to education (Elementary School truancy, English proficiency, math proficiency College educated adults). The Winters Joint Unified School District serves the Winters's residents and maintains four schools, including the Waggoner Elementary School serving grades TK – 2, the Shirley Rominger School serving grades 3 – 5, the Winters Middle School serving grades 6 – 8, and the Winters High School serving grades 9 – 12. In the 2019-2020 school year, the Winters Joint Unified School District had a total enrollment of 1,559 students. It is noted that because Winters Joint Unified School District is the only school district serving the City there is no a correlation between less proficient schools to areas of segregation and RECAPs within Winters. However, upon a deeper dive into the regional data, it appears that approximately 37.1 percent of the Winters Joint Unified School District students[7] met or exceeded the California Assessment of Student Performance and Progress (CAASPP) Language Arts/Literacy standards during the 2018-2019 school year compared to 72.0 percent of students from the Davis Joint Unified School District[8]. Similarly, approximately 27.2 percent of students from the Winters Joint Unified School District met or exceeded the CAASSP Mathematics standards during the 2018-2019 school year compared to 65.6 percent of students from the Davis Joint Unified School District (source: Education Data Partnership). It is possible that the lower people-based educational opportunities are more closely tied to the City's student population, and not indicative of the City's non-student residents, but these issue areas highlight specific concerns that the City will consider when reviewing and establishing policies, programs and funding. However, upon a deeper dive into the data, it appears that broadband access in the City may be contributing to the lower people-based educational opportunities. According to the Yolo Broadband Strategic Plan, Winters' broadband providers maintained coverage across the entire city boundary, with download speeds in the majority of the downtown up to 24 Meg and in certain areas of the city, up to 100 Meg. Upon further investigation into Winters' census tracts, it was found that about two thirds of the City is reported as underserved in wireline broadband services and there was little indication that these speeds were actually available to residents9. Of the 4 cities, Winters' residents reported the lowest realized speeds for the cost of residential broadband services, particularly with upload speeds. Winters' residents need broadband services that are on par with the larger

7 Education Data Partnership. Winters Joint Unified School District: Student Performance. Access: http://www.ed-data.org/district/Yolo/Winters-Joint-Unified

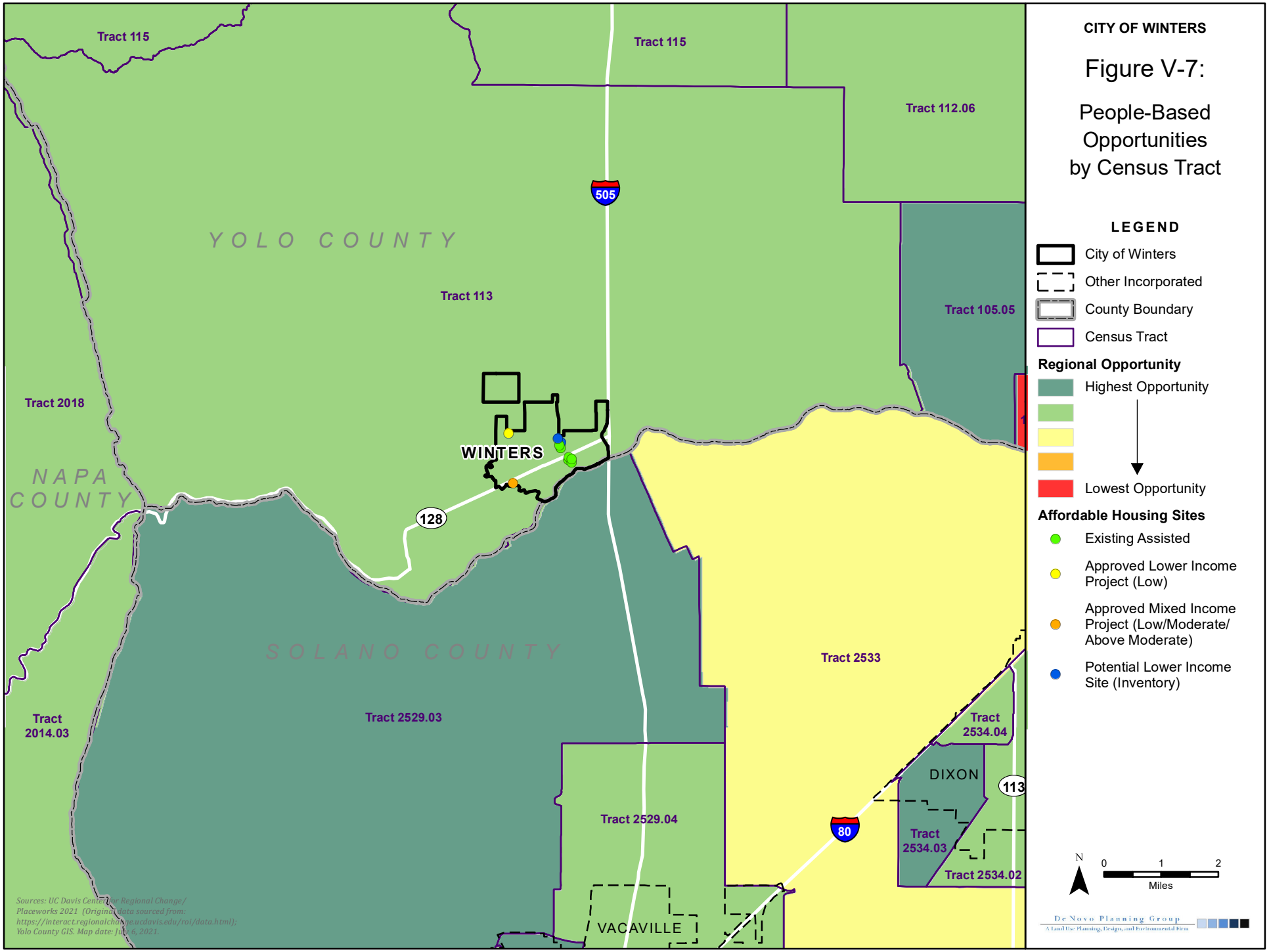
8 Education Data Partnership. Davis Joint Unified School District: Student Performance. Access: http://www.ed-data.org/district/Yolo/Davis-Joint-Unified

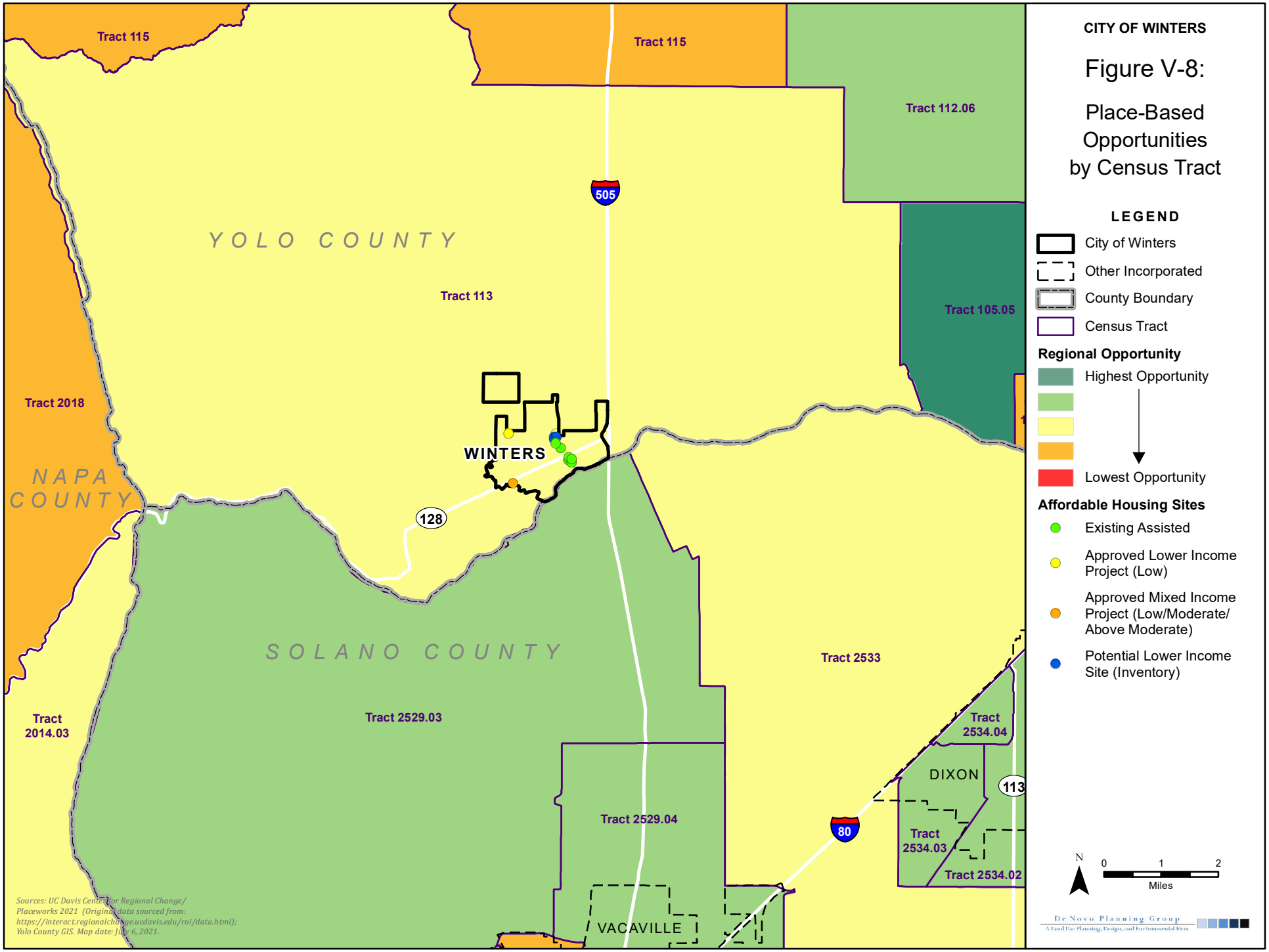
9 Magellan Advisors. March 2015. Yolo Broadband Strategic Plan [Chapter 7: Broadband Community Profiles – Winters]. Available at: https://www.yololafco.org/files/cbeb23541/YoloLAFCoBroadbandStrategicPlanFINAL+03.26.15.pdf

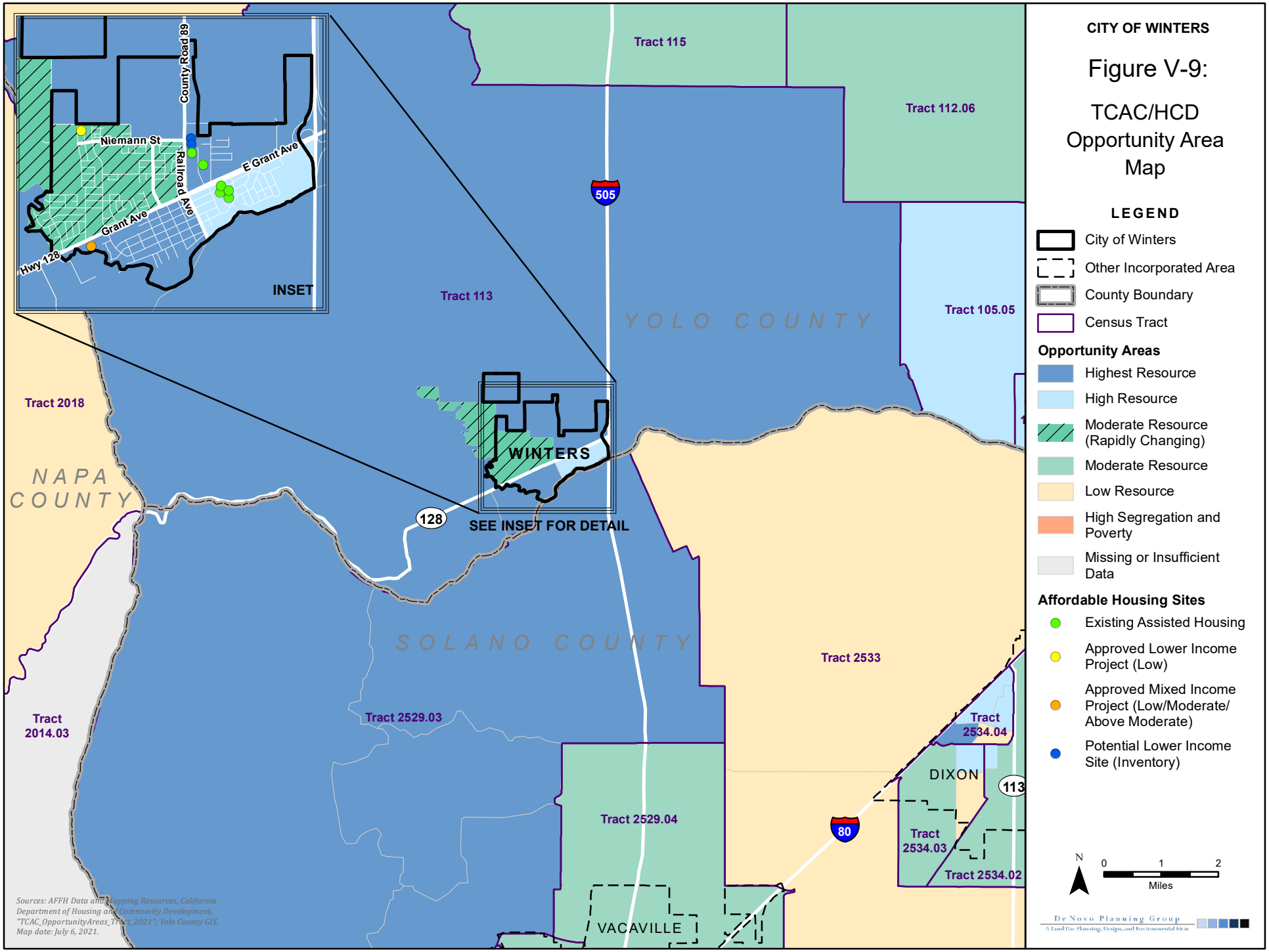
communities in Yolo to ensure their children have the most opportunities for education and technology-based learning tools they receive from the schools can be used in their homes. For example, the Winters Joint Unified School District has received some important technology upgrades recently, including new computers and technology-based teaching tools and is planning to equip students with IPads that can be taken home to enable more self-study and computer-based learning opportunities. However, the broadband access that students receive at home becomes an important issue for the Winters Joint Unified School District and community, as students are equipped with take-home technologies such as IPads. Although students may have sufficient broadband and wireless access in the classroom, many will not have sufficient access at home to make these technologies truly effective.

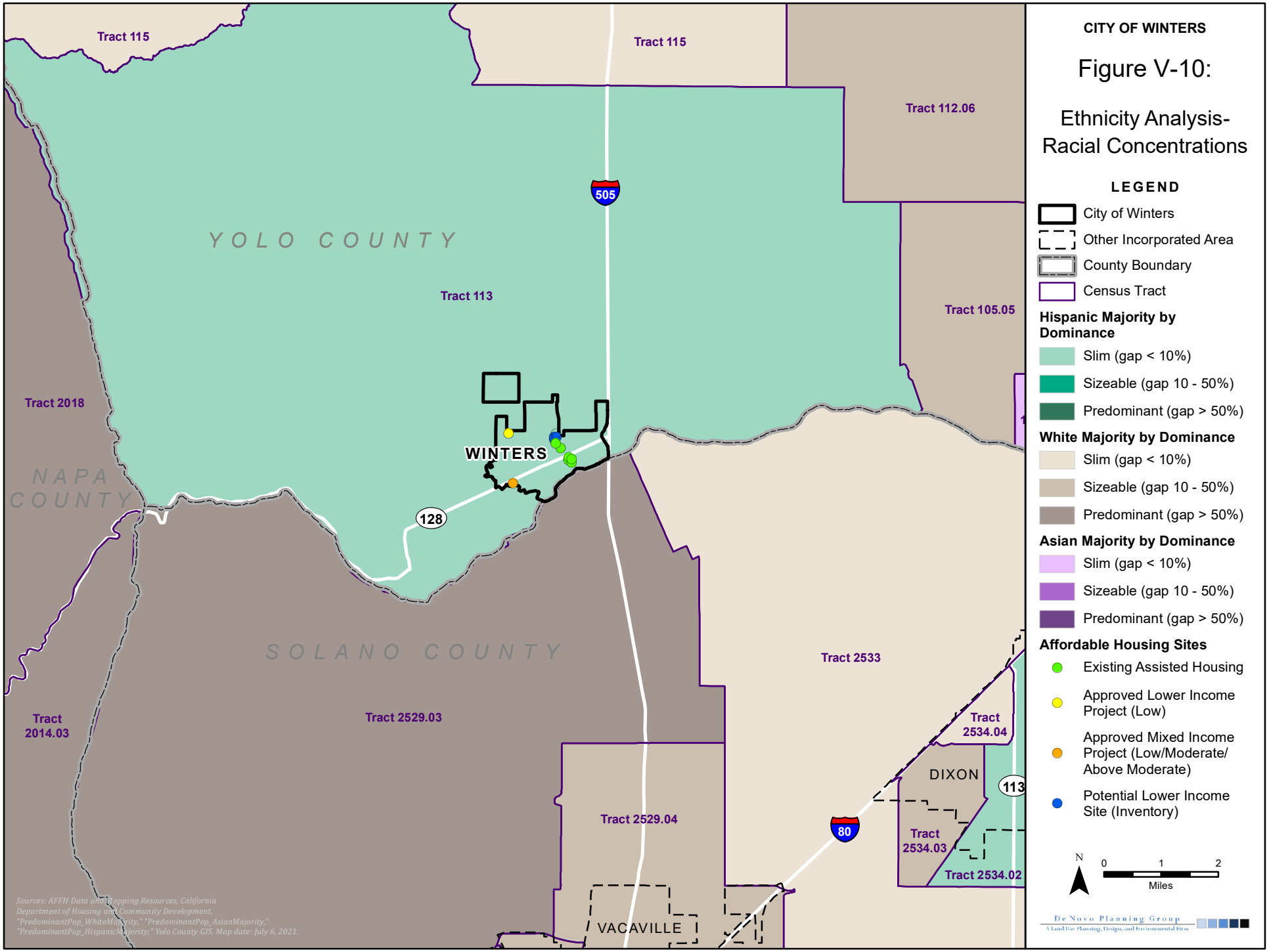
According to the Yolo Broadband Strategic Plan, two key issues emerge from the existing residential broadband services. First, residential broadband speeds are not evenly distributed throughout Winters. Some neighborhoods are better served than others. In neighborhoods with older infrastructure or that have not been upgraded by providers, broadband speed and reliability will be a challenge to students using these technologies. Second, the technologies that are enabled in students' homes pose challenges for technology-based learning. Without wireless connections in the homes, students will not be able to take advantage of their technology tools. Homes must be equipped with basic wireless access to ensure that students are able to utilize the tools provided by the Winters Joint Unified School District. According to the Yolo Broadband Strategic Plan, students in Winters huddle around the library afterhours to take advantage of its WiFi connectivity. In many cases, this is the fastest broadband that students can receive in the community. This is symptomatic of the issues described above and if they are not mitigated, the Winters Joint Unified School District's technology-based learning programs will not be fully realized in the community, contributing to a lower access to educational opportunities.

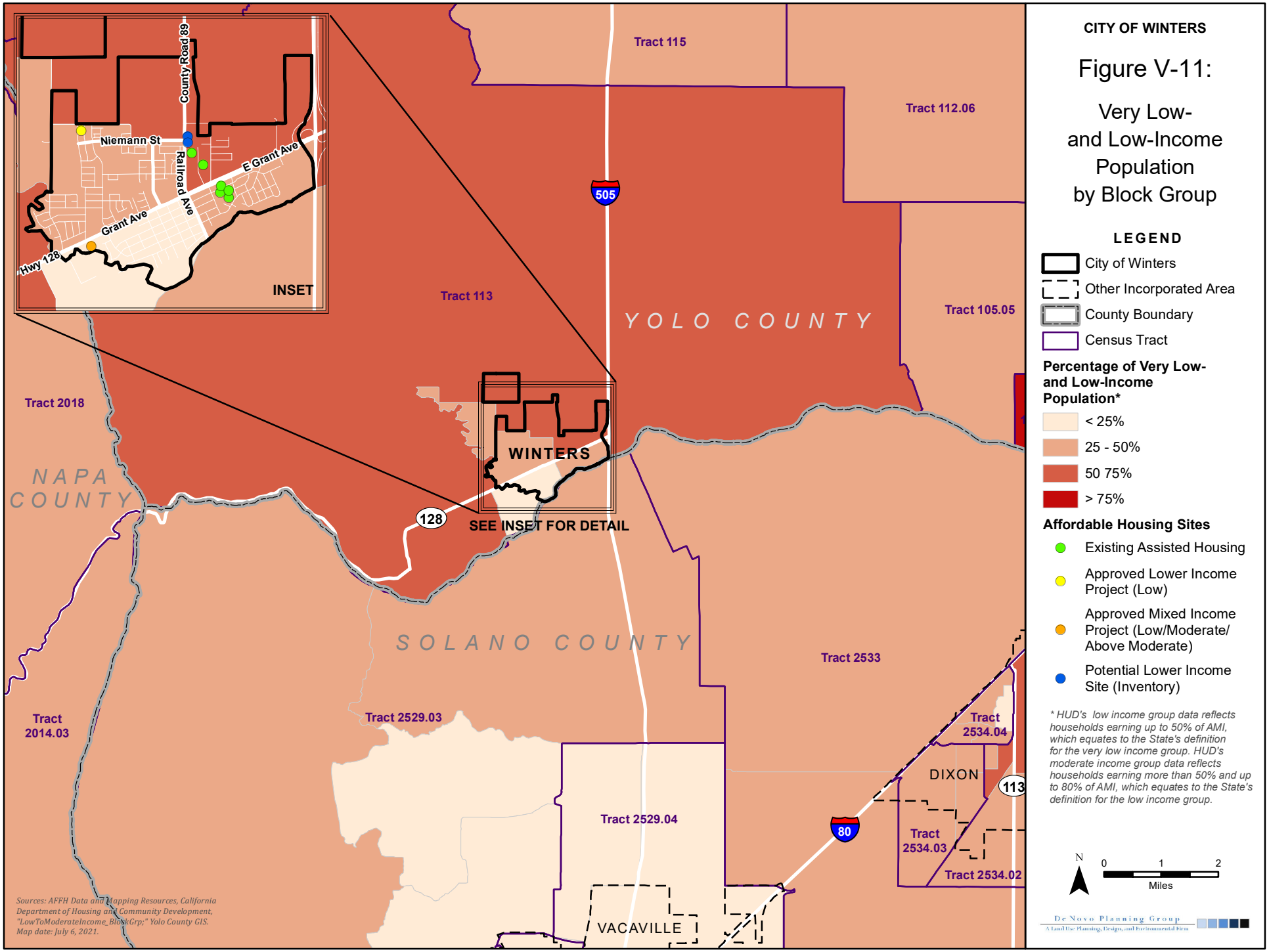
With respect to people-based mobility/transportation opportunities, the City of Winters has a high percentage of residents with access to at least one vehicle, greatly improving residents' access to opportunities; however, Winters' residents also experience significantly higher commute times than neighboring Yolo County jurisdictions. The average commute time for Winters residents is 34.8 minutes, with 83.2% driving a car, truck or van to work, 4.5% taking public transportation, and 3.4% walking or biking to work. Compared to other neighboring incorporated jurisdictions, Winters has the longest average commute time, while Davis has the shortest commute time of 22.6 minutes followed by West Sacramento with an average commute time of 22.9 minutes. Upon a deeper dive into the data, it does not appear that the longer average commute times are due to lack of access to transportation options or disproportionate transportation needs for members of protected classes. According to 2015-2019 ACS 5-year estimates, only 2.6% of employed residents from Winters have no access to a vehicle while the 97.3% have access to one or more vehicles. Further, it is understandable why the average commute time in Winters is approximately 10 minutes longer than neighboring jurisdictions, as the City of Winters is a small, agricultural town with no large regional employment centers in close proximity. For this reason, it is anticipated that Winters' residents would need to drive to larger cities, such as the Davis, Vacaville, Woodland, or Sacramento to increase access to employment opportunities, including a broader variety of higher paying jobs. The City is served by Yolobus Route 220, which connects Vacaville, Winters, and UC Davis and has stops at City Hall, Lorenzo's Market, and Blue Oak Park, and Route 220C, which is a commuter route between Winters and UC Davis with stops in Winters at City Hall and Blue Oak Park. While these routes provide some connectivity, stops within the City are limited, and the routes only connect to Vacaville and UC Davis and do not provide access to other regional employment centers, including Woodland and the Sacramento area.


CITY OF WINTERS
Figure V-7:
People-Based Opportunities by Census Tract
LEGEND
City of Winters
Other Incorporated
County Boundary
Census Tract
Regional Opportunity
Highest Opportunity
Lowest Opportunity
Affordable Housing Sites
Existing Assisted
Approved Lower Income Project (Low)
Approved Mixed Income Project (Low/Moderate/ Above Moderate)
Potential Lower Income Site (Inventory)
Tract 115
Tract 115
Tract 112.06
YOLO COUNTY
Tract 113
Tract 105.05
Tract 2018
WINTERS
NAPA COUNTY
128
505
SOLANO COUNTY
Tract 2533
Tract 2529.03
Tract 2014.03
Tract 2534.04
DIXON
113
Tract 2529.04
80
Tract 2534.03
Tract 2534.02
VACAVILLE
N
0
1
2
Miles
Sources: UC Davis Center for Regional Change/ Placeworks 2021 (Original data sourced from: https://interact.regionalchange.ucdavis.edu/roi/data.html); Yolo County GIS. Map date: July 6, 2021.
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm


CITY OF WINTERS
Figure V-8:
Place-Based Opportunities by Census Tract
LEGEND
City of Winters
Other Incorporated
County Boundary
Census Tract
Regional Opportunity
Highest Opportunity
Lowest Opportunity
Affordable Housing Sites
Existing Assisted
Approved Lower Income Project (Low)
Approved Mixed Income Project (Low/Moderate/ Above Moderate)
Potential Lower Income Site (Inventory)
Tract 115
Tract 115
Tract 112.06
YOLO COUNTY
Tract 113
Tract 105.05
Tract 2018
WINTERS
NAPA COUNTY
SOLANO COUNTY
Tract 2533
Tract 2014.03
Tract 2529.03
Tract 2534.04
DIXON
Tract 2529.04
Tract 2534.03
Tract 2534.02
VACAVILLE
505
128
80
113
N
0
1
2
Miles
Sources: UC Davis Center for Regional Change/ Placeworks 2021 (Original data sourced from: https://interact.regionalchange.ucdavis.edu/roi/data.html); Yolo County GIS. Map date: July 6, 2021.
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm


CITY OF WINTERS
Figure V-9:
TCAC/HCD Opportunity Area Map
LEGEND
City of Winters
Other Incorporated Area
County Boundary
Census Tract
Opportunity Areas
Highest Resource
High Resource
Moderate Resource (Rapidly Changing)
Moderate Resource
Low Resource
High Segregation and Poverty
Missing or Insufficient Data
Affordable Housing Sites
Existing Assisted Housing
Approved Lower Income Project (Low)
Approved Mixed Income Project (Low/Moderate/ Above Moderate)
Potential Lower Income Site (Inventory)
INSET
County Road 89
Niemann St
Railroad Ave
E Grant Ave
Grant Ave
Hwy 128
Tract 115
Tract 112.06
Tract 113
Tract 105.05
YOLO COUNTY
505
WINTERS
SEE INSET FOR DETAIL
128
Tract 2018
NAPA COUNTY
SOLANO COUNTY
Tract 2533
Tract 2014.03
Tract 2529.03
Tract 2534.04
DIXON
113
80
Tract 2529.04
Tract 2534.03
Tract 2534.02
VACAVILLE
N
0
1
2
Miles
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC_OpportunityAreas_Tract_2021"; Yolo County GIS.
Map date: July 6, 2021.
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm


CITY OF WINTERS
Figure V-10:
Ethnicity Analysis-
Racial Concentrations
LEGEND
City of Winters
Other Incorporated Area
County Boundary
Census Tract
Hispanic Majority by Dominance
Slim (gap < 10%)
Sizeable (gap 10 - 50%)
Predominant (gap > 50%)
White Majority by Dominance
Slim (gap < 10%)
Sizeable (gap 10 - 50%)
Predominant (gap > 50%)
Asian Majority by Dominance
Slim (gap < 10%)
Sizeable (gap 10 - 50%)
Predominant (gap > 50%)
Affordable Housing Sites
Existing Assisted Housing
Approved Lower Income Project (Low)
Approved Mixed Income Project (Low/Moderate/ Above Moderate)
Potential Lower Income Site (Inventory)
N
0
1
2
Miles
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm
Tract 115
Tract 115
Tract 112.06
505
YOLO COUNTY
Tract 113
Tract 105.05
Tract 2018
WINTERS
NAPA COUNTY
128
SOLANO COUNTY
Tract 2533
Tract 2529.03
Tract 2014.03
Tract 2534.04
DIXON
113
Tract 2529.04
80
Tract 2534.03
Tract 2534.02
VACAVILLE
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "PredominantPop_WhiteMajority," "PredominantPop_AsianMajority," "PredominantPop_HispanicMajority;" Yolo County GIS. Map date: July 6, 2021.


CITY OF WINTERS
Figure V-11:
Very Low- and Low-Income Population by Block Group
LEGEND
City of Winters
Other Incorporated Area
County Boundary
Census Tract
Percentage of Very Low- and Low-Income Population*
< 25%
25 - 50%
50 75%
> 75%
Affordable Housing Sites
Existing Assisted Housing
Approved Lower Income Project (Low)
Approved Mixed Income Project (Low/Moderate/ Above Moderate)
Potential Lower Income Site (Inventory)
* HUD's low income group data reflects households earning up to 50% of AMI, which equates to the State's definition for the very low income group. HUD's moderate income group data reflects households earning more than 50% and up to 80% of AMI, which equates to the State's definition for the low income group.
N
0 1 2
Miles
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "LowToModerateIncome_BlockGrp;" Yolo County GIS.
Map date: July 6, 2021.
INSET
County Road 89
Niemann St
E Grant Ave
Railroad Ave
Grant Ave
Hwy 128
Tract 115
Tract 112.06
Tract 113
Tract 105.05
Tract 2018
Tract 2014.03
Tract 2529.03
Tract 2529.04
Tract 2533
Tract 2534.04
Tract 2534.03
Tract 2534.02
YOLO COUNTY
NAPA COUNTY
SOLANO COUNTY
WINTERS
DIXON
VACAVILLE
SEE INSET FOR DETAIL
505
128
80
113

When considering place-based opportunities, which the city arguably has more control over, the City of Winters has average-levels of opportunities, as described in Table V-4. At first glance, the most significant issues related to place-based opportunities in Winters appear to revolve around the health/environment, the economy, and education. Upon a deeper dive into the data, the most pressing place-based issues are related to job availability, job growth and job quality, as well as access to health care, supermarkets, and banks.

The 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy addresses growth for the SACOG region, including employment growth. Regionally, job growth is projected to increase from 1.06 million employees in 2016 to 1.28 million employees in 2035 and to 1.33 million employees in 2040. increasing 20.6% between 2016 and 2035. In Winters, jobs are projected to increase from 2,280 in 2016 to 2,900 in 2035 to 3,160 in 2040. Comparing the projected jobs to housing growth rates in the MTP, the region is anticipated to experience an employment increase of approximately 20.6% between 2016 and 2035, compared with a 24.8% housing growth rate during the same period. In contrast, Winters is projected to have an employment increase of 21.4% between 2016 and 2035 and a housing increase of 33.3% from 2016 to 2035. When comparing employment by industry in Winters versus the SACOG region, it is notable that the industries with the most differences are construction (Winters has 7.5% higher rate of residents employed in the construction industry) and professional, scientific, management, and administrative job (regionally, employment in these fields is 7.2% higher than for Winters residents). The contrast in existing and projected local and regional employment, the City's potential to have housing growth outpace jobs growth, and reduced access to professional, scientific, management, and administrative industries indicates that it is likely that an increasing portion of Winters residents will continue to need to commute to work, particularly to access skilled and higher-paying jobs.

It is important to note that the place-based data for Winters was developed based on information from 2014. The City has been working over the last two decades to increase place-based opportunities for the community, including efforts to attract high-quality employers and more local service providers. Since the ROI place-based index was developed for the Winters area in 2014, the City has seen an increase in place-based opportunities. In 2016, the PG&E Gas Operations Training Facility was completed and provides skilled employment opportunities within the City. In 2017, the Yolo Credit Union was completed, providing both skilled employment opportunities and increasing local access to banking and financial services. In 2020, Winters Healthcare was completed has expanded local healthcare services with a focus on serving the population with a limited ability to pay for healthcare.

Recognizing the need to increase local employment opportunities, Winters has positioned itself to expand the local employment base and attract more jobs over the past two decades. In 2006, the City prepared the Downtown Master Plan, which provides the framework for new office, specialty commercial, and residential uses in the Downtown, with the intent of providing services, jobs, and housing that would benefit the local residents. In 2012, the City implemented its I-505/Grant Avenue Planning Area strategy to increase commercial, light industrial, and office uses in the Grant Avenue/I-505 area, Since its completion of the 5th Cycle Housing Element, the City has seen a boost in jobs and employment, including an increase in professional, skilled jobs. The Downtown has grown with new restaurants, lodging, shops, and services that provide local employment opportunities. PG&E Gas Operations Training Facility was completed, with approximately 100 employees as well as 100 to 150 trainees on site daily. Winters Healthcare has opened a new facility and Yolo Credit Union has a local branch. The City's Downtown Master Plan provides a vision for additional commercial and office growth and the City has capacity for industrial, office, and commercial uses along I-505.

To continue its momentum in attracting jobs and services, the City convened an Economic Development Advisory Committee (EDAC) in 2018 to identify economic development opportunities. The EDAC issued the Economic Development Advisory Committee Report in 2019 which identified recommendations to o generate jobs, expand local investment, increase local revenues and allow needed growth to maximize local potential.

. Additionally, Winters has lower-levels of place-based education opportunities related to high school discipline rates, teacher experience, and UC/CSU student eligibility. Upon a deeper dive into the data, only 37.4 percent of High School graduates in the Winters Joint Unified School District met the UC/CSU course requirements for entrance eligibility in the 2019-2020 school year compared to 39.2 percent of High School graduates from Woodland Joint Unified School District and 77.5 percent of High School

graduates in the Davis Joint Unified School District[10]. Further, a review of the ROI data for the place-based indicator values revealed that housing affordability is a concern in Winters, as well as countywide. Housing affordability refers to the ratio of median income of census tract to median value of dwellings in census tract. For Winters, the 2014 data points revealed that the City's median income was 21% of the median dwelling value, or 0.21. In Yolo County, the ratio of median income to median home value ranged from 0.9 to 0.18 in Davis, 0.18 to 0.30 in West Sacramento, 0.11 to 0.29 in Woodland, and 0.11 to 0.29 in the unincorporated areas of the County. It is important note that the median value for housing units in 2014 was $262,700 in Winters. The value has since increased by 36.5% since 2014 to a median home value of $358,600 in 2018. Additionally, according to recent ACS data the median home value in Winters has continued to rise, increasing to $392,000 in 2019 or 9.3 percent from 2018. Additionally, a number of recent single-family subdivision projects, such as the Stone's Throw 428-unit single-family subdivision and the Heartland 114-unit single-family subdivision, are being constructed, with prices ranging from approximately $450,000 to over $700,000. Thus, while housing affordability is not identified by the ROI as a significant issue in Winters, it is very plausible that it is an issue today limiting access to homeownership for existing residents today.

Additionally, the Department of Housing and Community Development together with the California Tax Credit Allocation Committee established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task Force developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force's methodology, the tool allocates the 20 percent of the tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20 percent to the "High Resource" designation. Each region then ends up with 40 percent of its total tracts as "Highest" or "High" resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. The remaining tracts are then evenly divided into "Low Resources" and "Moderate Resource". As shown in Figure V-9, the majority of Winters is classified as the "high resource" and "highest resource" designation, with one census tract identified as the "moderate resource (rapidly changing)".

10 Education Data Partnership. Winters Joint Unified School District. Available at: http://www.ed-data.org/district/Yolo/Winters-Joint-Unified

OTHER RELEVANT FACTORS

Winters does not have any significant segregation or integration issues identified within the City, in terms of racial diversity, seniors, persons with a disability, and female-headed households. In relation to household income, the City does have one block group with a relatively high percentage of very low and low income households (50-75%). The concentration of very low and low income households is likely due to two affordable housing projects in this area; however – however, this block group is also in a TCAC highest resource block group. This block group has been approved for one market rate housing project and has another market-rate project proposed; as this area develops, it is anticipated that there will be less of a concentration of lower income households.

In researching discriminatory practices, the City identified that a nuisance abatement ordinance was adopted in 1915 that restricted operation of businesses and occupancy of homes by "Orientals" to Block 4 of the City. While the City currently does not have a historic map identifying Block 4, it is known to have been in the area that is currently occupied by Rotary Park. The City ended this discriminatory practice in 1940 through rescinding the ordinance. Following the relocation of Japanese residents to internment camps in 1942, which was required by Federal Executive Order 90666, Japantown, which had included a Japanese general store, boarding houses, restaurants, and a Buddhist temple, was burned. The fire-damaged buildings were razed and the land was bought by the City. Block 4 is now Rotary Park and the Winters Community Center. The City research identified that of the estimated 200 residents that were deported in 1942, approximately 20 returned to Winters. The City's Asian population has not increased notably over the years, representing less than 1% of the population (Table II-4).

In the 1960s, the term "redlining" originated to describe the discriminatory practice of identify areas where banks would avoid investments based on the racial makeup of certain communities. In the 1930s and 1940s, the federal Home Owners' Loan Corporation (HOLC) devised an A (best) through D (hazardous) grading system that reflected the mortgage security of neighborhoods in the City based on racial, ethnicity, and class factors. The Brookings Institution, a nonprofit public policy agency, has identified that "[T]the practice of redlining was explicit in its targeting of Black Americans. While Latino or Hispanic residents, low-income white residents, noncitizens, communists, and other populations the federal government deemed "risky" were often included in redlining, they were not targeted in the same manner as Black residents. Today, neighborhoods that fall within once-redlined areas are more likely to have a higher concentration of Black residents, as well as lower incomes, lower home values, and other negative economic characteristics relative to the rest of their cities." From 1948 through 1968, the Federal Housing Administration's Underwriting Manual recommended the use of racially-restrictive covenants which limited access for minorities to purchase homes. There are no known redlining maps for Winters. The practice of redlining or similar discriminatory practices that occurred from the 1930s through 1960s affected opportunities for persons of color, nonnative residents, certain ethnicities, and other persons deemed lower class. With most of Winters housing stock built after 1980 (76.6%), it was not subject to the redlining and racially-restrictive covenants that were made illegal in 1968. It is notable that none of Winters block groups have a White majority nor a Black majority (see Figure V-10). However, Winters also does not have more than 1% of its population as any racial group other than White (43.8%), Hispanic or Latino (52.4%), and Two or More Races (1.8%), as summarized in Table II-4.

The City's concentration of lower income households coincides with a portion of the area where the majority of Winters existing affordable housing and multi-family housing is located. The majority of the City's affordable and multi-family housing is in a concentrated region generally between Railroad Avenue and Morgan Avenue south of E. Grant Avenue and between Railroad Avenue and Walnut Lane north of E. Grant Avenue. Only the northern portion of this area coincides with the block group with a high percentage of lower income households. This pattern is likely due to the City concentrating its higher density lands near the Downtown core of the City, encouraging affordable housing near the center of the City where services and transit access are located, as well as the development of residential subdivisions with single family lot patterns typical of the 1970s through the 1990s occurring on the then-edges of the community.

Upon adoption of the 1992 General Plan, the City of Winters entered litigation with the affordable housing advocacy group, Legal Services of Northern California (Michel v. City of Winters) primarily due to the lack of an affordable housing plan. In 1994, the Yolo County Superior Court issued a stipulated judgment which required 15% inclusionary housing City-wide, with 6% of housing dedicated to very-low affordable units and 9% to low and moderate incomes. To implement the requirement, the City adopted an

Inclusionary Housing Ordinance which implements Michel V City of Winters and established the Affordable Housing Steering Committee which includes key stakeholders including City Council, Planning Commission, Legal Services of Northern California, the Housing Authority of Yolo County and at-large members. The City's practice of inclusionary housing has resulted in neighborhoods that provide opportunities to a broader range of households and incomes.

In the 1990s and 2000s, the City began to require projects to accommodate a greater variety of income levels, which has begun to result in a greater variety of housing types (small lot single family homes, duplexes, and multi-family housing) in its newer developments. This focus on integrating affordable housing, including lower and moderate income housing, into Winter's market rate neighborhoods has resulted in over 100 units dispersed throughout newer residential developments. Of the City's 272 units affordable to moderate and above moderate income households that have been developed since 1997 (based on the City's affordable housing database which tracks rent-restricted housing and individual units that are required to be affordable through the City's inclusionary housing program), 103 units have been included in developing residential neighborhoods and are integrated within larger market-rate communities. This approach has encouraged opportunities for lower and moderate-income households, including senior, disabled, female-headed households, and other protected classes, to access the same place-based opportunities and community amenities as other residents of these developing areas.

The City's future growth areas are generally designated for a variety of densities, including medium/high and high density sites, and it is anticipated that the eventual development of these areas will result in less concentration of lower income households over time.

FINDINGS

The Regional Opportunity Index (people and place) identifies that the residents in the City of Winters have an average-level of people-based access to opportunity and a lower-level of place-based access to opportunity. Additionally, the majority of Winters is classified as the "high resource" and "highest resource" designation on the 2021 TCAC/HCD Opportunity Area Maps, with one census tract identified as "moderate resource (rapidly changing)".

Overall, the City of Winters appears to have pretty similar access to opportunities for all residents, with only the TCAC/HCD Opportunity Area Maps showing slight differences in resource levels based on a resident's location in the city. As shown of Figure V-9, one census tract generally located west of Railroad Avenue from Grant Avenue to Niemann Street identified as "moderate resource (rapidly changing)". Upon a deeper review, this area of Winters contains a number of current residential development projects, including the Stone's Throw 428-unit single-family subdivision and the Heartland 114-unit single-family subdivision. Due to the base sale price of these units (between $455,000 to over $700,000), these new market-rate developments have the potential to help increase the resource designation of this area, as well as have the opportunity to increase the median income of $30,000 to $55,000 in this area of Winters. However, these large single-family homes also represent a contributing factor to limiting access to opportunities, such as homeownership, as these units will unaffordable to lower-income and some moderate-income households. While the majority of these new units will be unaffordable to lower-income and some moderate-income households, as part of the Stone's Throw subdivision, the City worked with the applicant to secure a site within the subdivision for lower income housing development. The 2.0-acre site is anticipated to be developed as a self-help single-family housing development to provide housing for lower income households. This demonstrates the effectiveness of the City's multi-pronged approach to affordable housing, through the Inclusionary Housing Ordinance, Affordable Housing Steering Committee, and outreach to various developers, to ensure that the City is offering a mix of affordable housing types and ensuring that affordable opportunities are blended with market-rate development to not contribute to patterns of segregation and limit residents access to opportunities.

Additionally, while Winters' residents have higher-levels of people-based access to opportunities (see Figure V-7), they only have average-level of placed-based access to opportunities (see Figure V-8), with the most significant issues revolving around the economy (job availability, job quality, job growth, and bank accessibility), education (i.e., UC/CSU Eligibility, Teacher Experience, and High School Disciplinary Rate), and health/environment (i.e., Distance to Supermarket, Health Care Availability, Air Quality). Due to its rural-character and small population, it is understandable why the city has only an average-level of place-based access to opportunity. Winters is a small, rural community in the southwestern portion of Yolo County immediately north of the Solano

County line and just east of the Vaca Mountain Range. Due to its rural character and low population, Winters does not anticipate to attract large regional commercial and industrial developments, such as large supermarkets, hospitals/regional medical centers, or professional/industrial office parks, which would expand its job market and job quality and provide greater accessibility to health care and supermarkets increasing residents' place-based access to economic and health/environment opportunities. However, the City does have two existing medical centers, including the Sutter Medical Plaza located at 111 E Main Street, which provides family and internal medicine services, and the Winters Health Care Center located at 172 E Grant Avenue, which provides comprehensive health care services (i.e., primary care, prenatal care, behavioral health, and pharmacy). Additionally, the USDA defines low access to a healthy food source as living more than 1 mile in urban areas and more than 10 miles in rural areas from a supermarket or large grocery store. While the City of Winters does not have a supermarket or large grocery store, it does have a handful of smaller neighborhood grocery stores/markets. The nearest supermarket or large grocery store is the Safeway located approximately 12.2 miles east of Winters in the City of Davis.

With that said, the City is working to enhance its historic small-town charm, and integrate smart growth practices, through efforts to redevelop its downtown core, expand employment opportunities, including jobs for skilled employees, and improve local services. As previously mentioned, since the City's place-based score was developed in 2014, the City has attracted two new employers, Yolo Credit Union and the PG&E Gas Training Facility, and has worked with Winters Healthcare to provide a new healthcare center with expanded services. These new uses provide skilled, high-quality employment opportunities and have expanded local services, including financial and healthcare services. The City has adopted a Downtown Master Plan and a commercial condominium-conversion ordinance, both aimed at downtown revitalization. Recently approved and constructed Downtown developments have been aimed at expanding employment and housing opportunities in the City, which would assist in increasing place-based opportunities. For example, Hotel Winters – Winters's first full-service hotel – opened its doors in the fall of 2019 providing 78 guest rooms in the downtown core for people to stay who come to Winters for the eateries, wine tastings, and weddings. Additionally, nestled between the historic downtown and the main entrance into the city, the Blue Mountain Terrace development will provide 63 affordable, senior apartment homes and a senior community center, and is developed alongside Winters Healthcare, a community health care facility that provides care for all people regardless of ability to pay, on a key infill site between Grant Avenue and Baker Street in downtown Winters. The Blue Mountain Terrace development highlights the City's commitment to ensuring affordable housing developments are placed in areas with equal or better access to opportunities to ensure the future developments do not contribute to patterns of segregation and limit residents' access to opportunities. Recently, the City completed an Economic Development Report that identifies recommendations to attract industry and employment to Winters and the City is working to implement the report's recommendations. While the City is endeavoring to increase local employment opportunities, it is recognized that improved transportation access to local and regional employment would provide more equal access to opportunities for all residents.

Currently, there are four existing assisted housing developments within or adjacent to Winters' downtown south of E Grant Avenue, including Blue Mountain Terrace located at 147 E Baker Street, Winters Village located at 110 E Baker Street, the Winters Apartments located at 116 E Baker Street, and the Winters Senior Center Apartments located at 400 Morgan Street. It is noted that a higher concentration of senior residents is likely to be located within this area of Winters due to it containing two senior, affordable housing developments. As shown on Figure V-10, Winters has identified one potential lower income sites for affordable housing in the downtown located south of East Grant Avenue along Railroad Avenue. Overall, assisted/affordable housing developments in this area appear to provide greater access to opportunities for residents, due to their proximity to community resources, goods and services, and potential jobs, such as the new Hotel Winters and businesses/restaurants in downtown. Specifically, these existing and potential assisted housing developments are in close proximity to both health care centers in Winters (Winters Healthcare Center and Sutter Medical Plaza), Winters Eyecare, the Winters Branch Library, multiple local grocery stores, including Lorenzo's Market across East Grant Avenue and smaller bodegas along Main Street in downtown, restaurants and shops within downtown, and Winters Joint Union High School. Additionally, these affordable units are close to multiple transit stops. However, according to the Yolo Broadband Strategic Plan, this area of Winters is reported as underserved in wireline

broadband services, with average residential wireline download speeds ranging from 10 to 25 mbps[11]. As shown on Figure V-9, these existing assisted housing developments and potential lower income sites are within the "high resource"" designation areas on the 2021 TCAC/HCD Opportunity Area Maps, meaning lower-income residents are more likely to thrive if given the opportunity to live there. Based on the above, this area proves to provide great access to opportunities for lower income and senior citizens, as it is adjacent to the downtown and provides easy access to goods, services, and transit stops.

North of E Grant Avenue, there are two existing assisted housing developments, including the Almondwood Apartments located at 801 Dutton Street and the Orchard Village located at 955 Railroad Avenue. Additionally, as shown on Figure V-10, Winters has identified six potential lower income sites, with five located along Railroad Avenue in the northern portion of the City and one located east of Almondwood Apartments. While commercial development is less concentrated in this area, these sites are still in close proximity to local grocery stores, including Lorenzo's Market and Winters Store, community resources, including the Winters Branch Library and Walnut Park, the Winters Healthcare Center, Winters Eyecare, and the Winters Joint Union High School. According to the Yolo Broadband Strategic Plan, this area of Winters is reported as served in wireline broadband services, with residential wireline download speeds ranging from 50 to 100 mpbs, which is the highest available internet speed in Winters representing a higher level of opportunities available to residents in this area. Additionally, as shown on Figure V-9, these existing assisted housing developments and potential lower income sites are located within the "Highest Resource" designation areas on the 2021 TCAC/HCD Opportunity Area Maps, meaning lower-income residents are more likely to thrive if given the opportunity to live there.

In order to better understand access to opportunities for protected classes (persons with disabilities, race, familial status), this section considers potential patterns of isolation and segregation presented in the prior section against the Regional Opportunity Index (people and place) and TCAC/HCD Opportunity Area Maps. The City of Winters is home to a very low concentration of persons with disabilities (<10% of the population with a disability), and persons with disabilities are represented in Winters with limited discernible patterns of segregation, as illustrated on Figure V-3. Additionally, as illustrated on Figure V-4, less than 20% of Winters are female-headed households while other surrounding census tracts contain between 20% to 40% of female-headed households. Further, Figure V-5 identifies that the community's older residents, specific persons 65 years of age or older, are located in the community with limited discernible patterns of segregation, representing between 10 to 15% of Winters population. Additionally, Figure V-10 identifies concentrations of the City's Hispanic and nonwhite populations in relation to the candidate housing sites. As a whole, the City of Winters has a slim (less than 10%) Hispanic majority while adjacent census tracts appear to have a slim to predominant white majority. As previously stated, the City of Winters is located within one extremely large census tract (Tract 113), so it is difficult to identify the concentrations of populations with a disability, female-headed households, and senior residents and patterns of racial concentrations in the city. However, based on the analysis above, it does not appear that there is a correlation between the lowest levels of access to people- or place-based opportunities/lower levels of resource and higher concentrations of persons with disabilities, female-headed householders, senior citizens, and Hispanic or nonwhite populations.

While most of the City's housing stock was constructed after discriminatory lending practices and racially-restrictive covenants were banned, the City's small amount of non-White and non-Hispanic or Latino members indicates a lack of racial diversity in Winters.

Overall, Winters is committed to ensuring equal access to opportunities and has developed a number of programs to ensure the City continues to promote access to opportunities to affirmatively further fair housing. For example, Program II.13 (Facilitate Affordable and Special Needs Housing Construction Program) in the Housing Plan ensures the City will continue to encourage qualified housing developers to pursue development of affordable housing and housing that are accessible to and supportive of persons and households with special needs. As part of the program, the City will proactively provide affordable housing developers with maps illustrating high resource areas in the City that include potential sites for lower income housing from the inventory of residential sites to highlight opportunities for development projects to increase access to affordable housing in areas with high

11 Magellan Advisors. March 2015. Yolo Broadband Strategic Plan [pages 93 and 94; Figures 7.1 – 7.3]. Available at: https://www.yololafco.org/files/cbeb23541/YoloLAFCoBroadbandStrategicPlanFINAL+03.26.15.pdf

levels of resources and opportunities to affirmatively furthering fair housing. This program also requires the City to develop a list of_special programs, financing strategies, or incentives, such as fee reductions, density bonuses, and permit streamlining, that may be available specifically for development in high resource areas and will proactively provide this information to affordable housing developers to ensure greater access to opportunities for lower income households and protected classes. Additionally, Program II.29 (Affirmatively Furthering Fair Housing Outreach and Coordination Program) in the Housing Plan requires the City to review future land use and planning proposals, including development proposals, general plan amendments, master planning efforts for parks, recreation, infrastructure, and other facilities and amenities, to ensure that the City is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and working to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement. Implementation of both of these programs will assist the City in ensuring future affordable and special needs housing projects will provide equitable access to opportunities. Program II.31 (Increase Access to Employment Opportunities) ensures that the City will work with Yolobus and SACOG to identify options and grant funding sources to improve transportation options to increase access to regional employment centers.

3. Discussion of Disproportionate Housing Needs

Disproportionate Housing Needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions. The analysis of disproportionate housing needs within Winters evaluated existing housing need, need of the future housing population, and units within the community at-risk of converting to market-rate (of which there are none).

Future Growth Needs

The City's future growth need is based on the RHNA production of 63 extremely low, 62 very-low, and 75 low income units within the 2021-2029 planning period. Figure V-10 identifies the proposed candidate sites to meet the very-low and low income RHNA for Winters in relation to the very low- and low-income populations. As shown, the City's inventory of housing sites shows that both existing and proposed affordable units are well dispersed throughout the community and do not present a geographic barrier to obtaining affordable housing. Chapter V of this Housing Element shows the City's ability to meet its 2021-2029 RHNA need at all income levels, with implementation of Program II.3. This demonstrates the City's ability to accommodate the anticipated future affordable housing needs of the community.

Existing Needs

As described earlier in this Background Report, housing development in the City has increased significantly with the City developing 247 housing units during the 2013-2021 planning period, including four accessory dwelling units (ADUs), one single-family residential attached unit, 178 single-family residential detached units, and 64 multi-family units. Of these 247 units, 47 units (or 19 percent) were affordable to very low-income households, 15 units (or six percent) were affordable to low income households, 10 units (or four percent) were affordable to moderate income households, and 175 units (or 71 percent) were affordable to above moderate-income households. The City is proud of meeting the needs of its existing residents but continues to identify and implement meaningful housing programs to expand opportunities for lower-income households throughout Winters, including by continuing to implement its Inclusionary Housing ordinance, which requires 15 percent of all dwelling units to be reserved as affordable (six percent for very low-income units and nine percent for low- and moderate-income) or payment of an in-lieu fee toward future development of affordable housing. During the 2013 – 2021 planning period, the City utilized the collected in-lieu fees (as well as State and Federal grant funds) to assist in the development of the Blue Mountain Terrace Project – a 64-unit, affordable senior multi-family development consisting of 47 very low- and 15 low-income units.

As recorded in the HCD-Approved 6th Cycle Housing Element Data Package for Yolo County, Winters has 286 rent restricted units, representing approximately 11.4 percent of the City's housing stock in 2020 and 6.8 percent of the County's entire stock of rent-

restricted units. In fact, Winters has the highest number of rent-restricted units per 500 housing units (57.2) in the County, followed by West Sacramento (33.9), Woodland (29.5), and then Davis (21).

The age of housing is often an indicator of the need for some type of repair or rehabilitation. Most of the Winters' housing stock is more than 30 years old (approximately 73.4%) and a 37.3% is over 50 years old, meaning these units may need moderate to significant rehabilitation, including replacement or refurbishing of roofs, siding, and windows as well as interior improvements including replacing or upgrading the plumbing and electric wires and outlets. As described in Section II (Housing Needs), 69% of Winters residents indicated their home is in excellent condition, 17% indicated their home shows signs of minor deferred maintenance, 6% indicated that their home needs one or more modest rehabilitation improvements, 8% indicated their home needs one or more major upgrades, and less than 1% indicated their home was dilapidated. When asked to identify desired improvements to their home, 38% of respondents identified exterior improvements such as roofing, painting and general home repair, 38% identified landscaping, and 24% identified heating/air conditioning, solar, and electrical upgrades. When asked about housing challenges, 15% of survey respondents indicated that their home is in poor condition and needs repair. As discussed under Housing Conditions in Chapter II, it is estimated that approximately 24 units in the City are dilapidated and require replacement and approximately 248 units are in need of one or more major repairs. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in unhealthy, substandard housing conditions or being displaced if the house is designated as uninhabitable and the owner does not complete repairs. To prevent either of these situations, the City has included Program II.14 (Housing Rehabilitation Program) in the Housing Plan to ensure the City will continue to seek funding, such as CDBG or HOME, 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. When funds are procured, the City will continue to implement its housing rehabilitation program and will review and revise, as needed, the program guidelines for housing rehabilitation assistance.

Additionally, Figure V-11 shows the proposed candidate sites to meet the very-low and low income RHNA for Winters in relation to overcrowded households, by census tract. Overcrowding is a measure of the ability of existing housing to adequately accommodate residents. The U.S. Census Bureau defines overcrowding as a household that lives in a dwelling unit with an average of more than 1.0 person per room, excluding kitchens and bathrooms. As shown, Winters has between 8.2 to 12% of households that are overcrowded while the adjacent census tracts appear to have less than 8.2% of households that are overcrowded. Too many individuals living in housing with inadequate space and number of rooms can result in deterioration of the quality of life and the condition of the dwelling unit from overuse. As previously noted, Program II.13 (Facilitate Affordable and Special Needs Housing Construction Program) has been included in the Housing Plan to ensure the City continues to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households, as well as households with special needs, including large families, to ensure affordable housing meets the needs of all households in Winters.

As discussed in Section II, overcrowding usually results when either the costs of available housing with a sufficient number of bedrooms for a family exceeds the family's ability to afford such housing or unrelated individuals (such as students or low-wage single adult workers) share dwelling units because of high housing costs. According to the Yolo County BluePrint 2020, the average 2019 rental price in Winters was $2,292, which was the highest average rent among the four incorporated jurisdictions in Yolo County, which is out of reach for most lower-income renters. However, as shown in Figure V-12, overpayment by renters in 2019 was not isolated to the City of Winters and is a chronic issue to be addressed both locally and regionally. As shown in Figure V-12, between 20-40% of renter-households in Winters are overburdened by housing costs. Similarly, the majority of the unincorporated County also has between 20% to 40% of renter-occupied households overburdened by housing costs, as discussed in the Yolo County 6th Cycle Public Review Housing Element. Additionally, Figure V-13 identifies overpayment by owners in 2019 was also between 20 to 40% in Winters with neighboring census tracts identifying between 20 to 40% and 40 to 60% overpayment by owners, further highlighting how overpayment is a chronic issue.

As shown in Table II-10, as of the 2013 – 2017 CHAS, between both renters and owners, 29.2% of lower income households in Winters paid at least 30% of their income toward housing costs, with 17.4% of lower income households severely overpaying (over 50% of their income toward housing costs). Figures V-12 and V-13 show the proposed candidate sites to meet the very-low and low income RHNA for Winters in relation to percent of renter-households and owner-households, respectively,

overburdened by housing costs. As noted above, between 20 – 40% of renter and owner households are cost-burdened, paying more than 30% or more of the household income each month on housing costs. Because Winters is located within one census tract, it is hard to find concentrations and discernable patterns of cost-burdened households. With that said, the City understands that approximately 804 (38.9%) of households in Winters overpay for housing, which is slightly higher than percent of households (37.8%) in Yolo County overpaying for housing. The majority of households in Winters overpaying for housing are in the extremely low (225 households overpaying), very low (175 households overpaying), and low (280 households overpaying) categories. Therefore, it is fair to assume that areas concentrated with high populations of extremely low-, very low-, and low-income households are more likely to be cost-burdened and in need of assistance.

Additionally, Yolo County Housing works to provide quality affordable housing and community development services for all residents in Yolo County and does this through developing and maintaining well-managed, service-enriched affordable housing for Yolo's families, seniors, farmworkers, disabled, and those experiencing homelessness. According to Yolo County Housing Authority's Fiscal Year 2020 Annual Agency Plan, the Yolo County Housing Authority has issued approximately 1,807 Housing Choice Vouchers providing monthly rental assistance payments to lower income families. On average, Yolo County Housing's public housing program has an annual average vacancy rate of 1.6% — just long enough to turn over units and re-lease. In the voucher program, Yolo County Housing is currently using all of its Housing Assistance Payments (HAP) funds, including its HUD-held reserves, to meet current leasing demands. With regard to wait lists, there are currently 2,421 families on Yolo County Housing's Voucher wait list and Project-Based Voucher list, while another 20,580 wait on the site-based public housing lists and 1,086 are waiting on one of Yolo County Housing's partnership tax credit affordable properties. This highlights the severe shortage of affordable housing and the increasing need that still needs to be met in Yolo County, including Winters. To address this, Program II.18 (Yolo County Housing Coordination and Housing Voucher Expansion Program) has been included in the Housing Plan will ensure the City's Housing Manager will continue to continue meet with Yolo County Housing representatives to identify opportunities to increase access to Housing Choice Vouchers in Winters, including outreach to property owners in high opportunity and resource areas, and to explore avenues for collaboration and mutual support of the City, County, and Housing Authority affordable housing goals for extremely low-, very low-, and low-income and special needs units.

DISPLACEMENT RISK

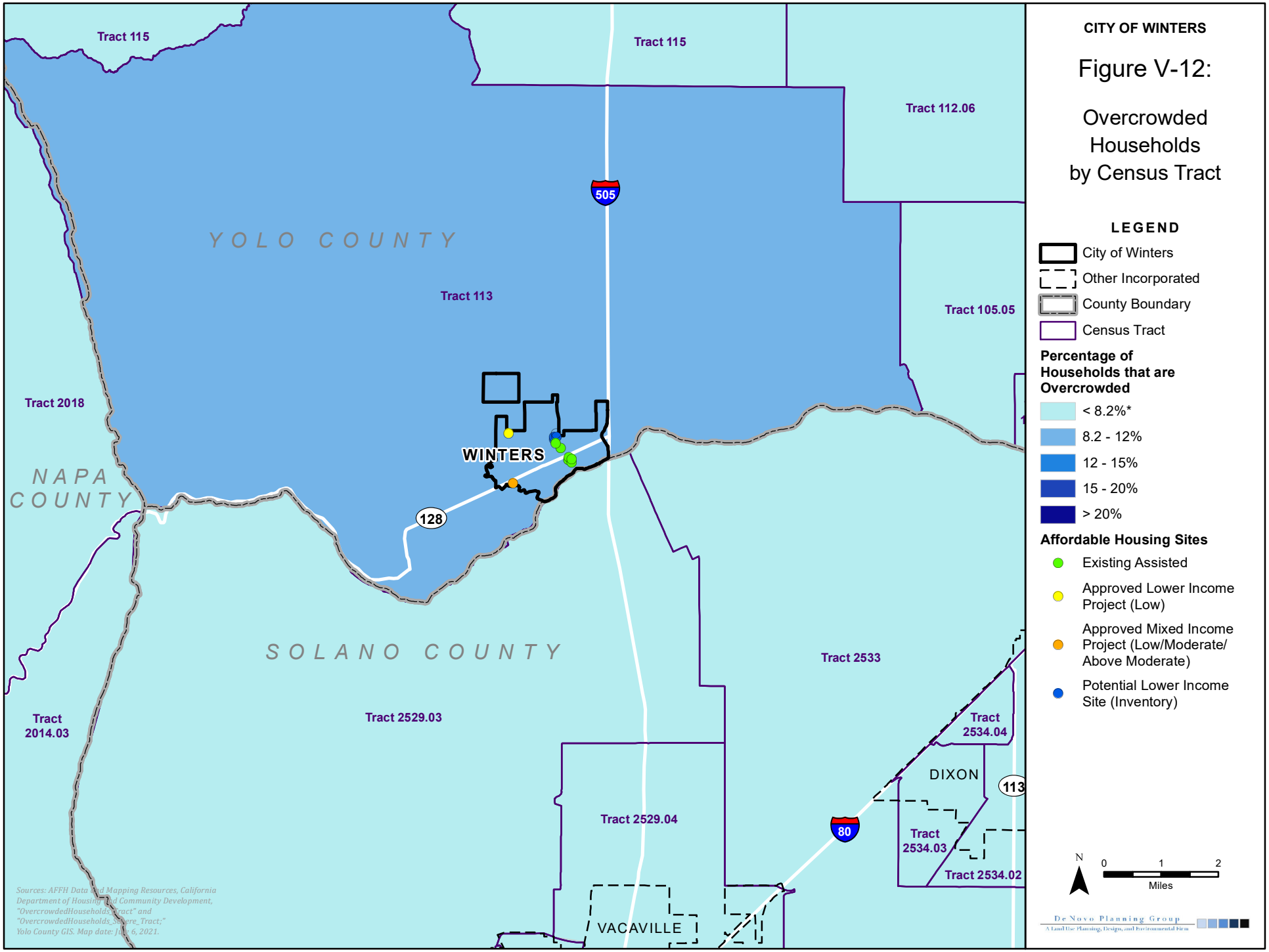
Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production. As previously discussed, there are no deed-restricted affordable units currently at-risk of converting to market-rate within the next 30 years. The vast majority of the City's affordable housing stock was constructed in response to the City's inclusionary housing requirements, and these units have an expiration date in the 2060s or 2070s. The City also has a number of units which are affordable to lower-income families but are not deed-restricted. As described in Section IV of this Background Report, the City plans to accommodate the vast majority of its 2021-2029 RHNA on vacant and underdeveloped parcels already zoned for residential development, with a focus on new development. The underdeveloped parcels included in the Inventory of Residential Sites (see Appendix C) have existing single-family homes or non-residential development. None of the underdeveloped parcels have affordable housing or multi-family housing, so it is anticipated that any residential displacement will occur primarily for the single-family parcel owners wishing to develop their property at higher residential intensities. The City has considered the risk of displacement specifically for protected classes, including persons with disabilities, female-headed households, seniors, and nonwhite residents (as discussed previously throughout this Background Report). The highest levels of persons with disabilities, seniors, and female-headed households are not located in areas where no residential development is planned, and the risk of displacement to these groups (like to the City's lower-income residents) is low. As discussed above, Program II.6 has been included in the City's Housing Plan to study and address issues related to future displacement, and the City remains committed to maintaining its existing affordable housing stock, which includes deed-restricted affordable units throughout the City. Additionally, Program II.28 (Reasonable Accommodation Program) in the Housing Plan will ensure the City will continue to implement its written procedures for requests of reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies, and procedures.

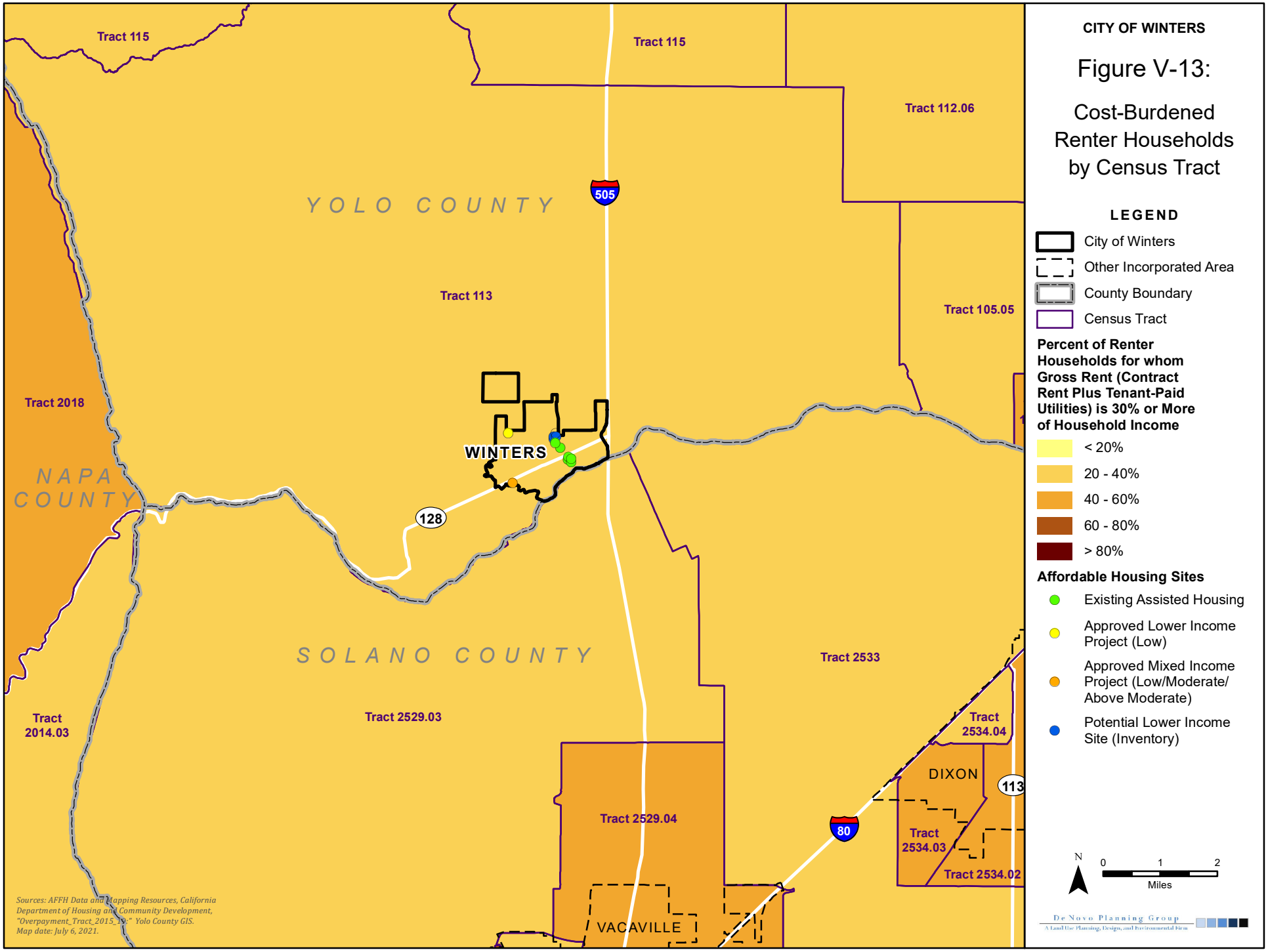
Additionally, the City has also considered the risk of displacement specifically for experiencing homelessness in the city. Homelessness includes individuals or families who lack or are perceived to lack a fixed, regular, and adequate nighttime residence,

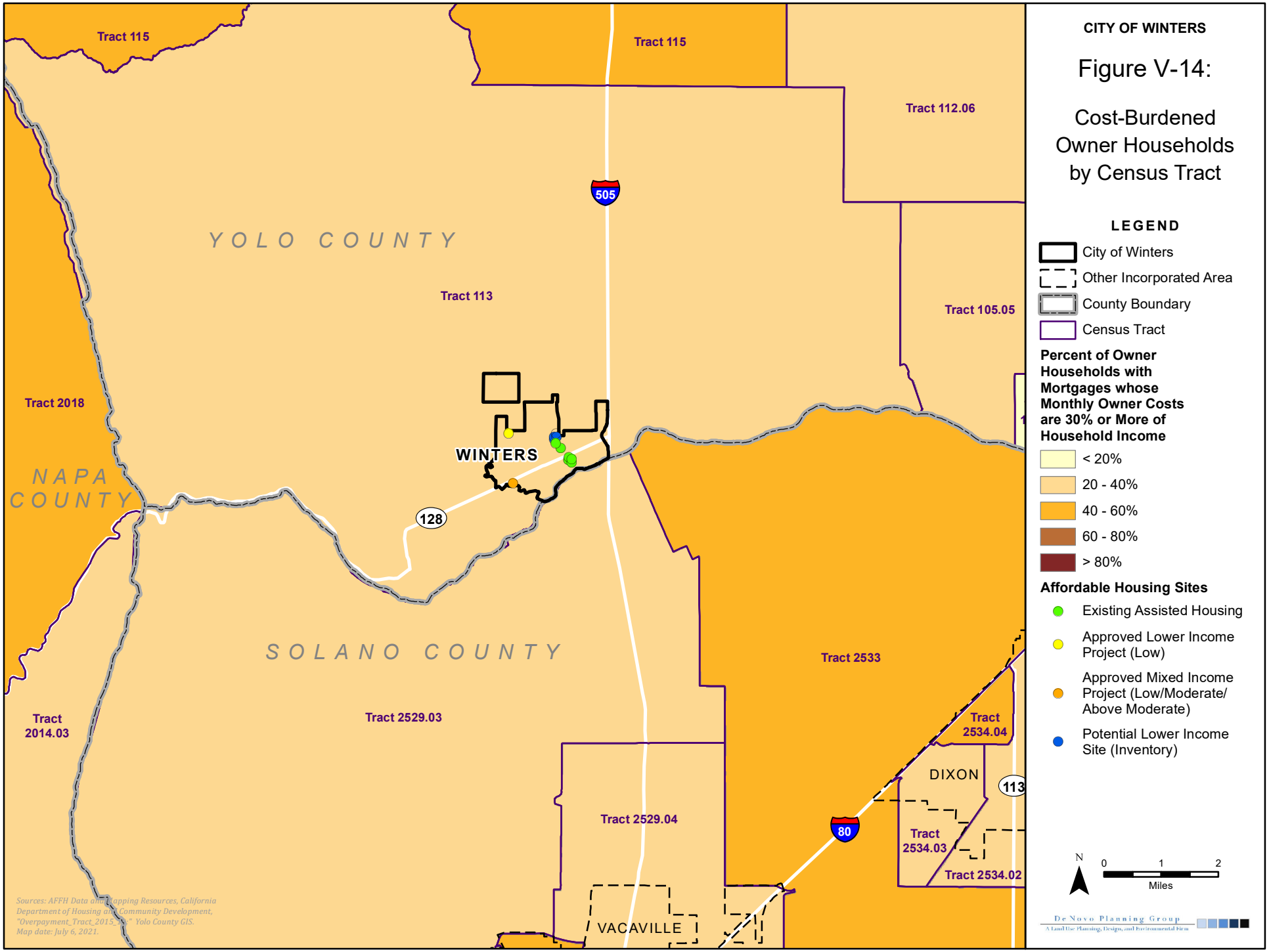
or who have a primary nighttime residence in a shelter, on the street, in a vehicle, or in an enclosure or structure that is not authorized or fit for human habitation. The 2019 PIT Report identified 35 unsheltered homeless persons in Winters and the rural areas compared to 0 sheltered and 8 unsheltered homeless persons in 2017, representing a 337.5% increase in unsheltered homeless individuals in Winters and the rural areas. In looking at historical homeless count data presented in the 2019 PIT Report, it appears that no sheltered homeless persons have been identified in Winters between 2009 to 2019 while Davis, Woodland, and West Sacramento have identified between 19 to 146 sheltered homeless individuals in each jurisdiction between 2009 to 2019. Based on a review of the 2019 Housing Inventory reported to the U.S. Department of Housing and Urban Development by the HPAC, it appears that there are no existing emergency shelters, transitional housing, or permanent supportive housing units located in or provided by the City of Winters, indicating a demand and need for housing to assist the rising unsheltered homeless population in Winters. To address this, Program II.19 (Homeless Support Program) in the Housing Plan ensures the City will continue its agreement with Yolo County HPAC to provide ongoing homeless services to support those experiencing homelessness in Winters. Implementation of the above Programs would assist in addressing the risk of further displacing individuals experiencing homelessness.

In addition to development of the sites identified in the Inventory of Residential Sites, there is still the potential for economic displacement because of new development and investment. This “knock-on” effect can occur at any time, and it can be challenging for the City to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing units available in the marketplace. To date, the City has no evidence that new development (affordable or market-rate) has resulted in economic displacement. However, the City appreciates the possibility that economic displacement might occur in the future and has developed Program II.5 (Displacement/Relocation Assistance and Replacement of Affordable Units Program) to ensure replacement of affordable units and to ensure assistance is provided consistent with SB 330. Additionally, should displacement of lower income households be identified, Program II.5 requires the City to seek funding for a Downpayment Assistance Program to assist lower income households with purchasing market-rate homes in Winters.

To the extent that future development occurs in areas where there is existing housing, all housing must be replaced according to SB 330's replacement housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted just cause eviction provisions and statewide rent control to protect tenants from displacement.


CITY OF WINTERS
Figure V-12:
Overcrowded Households by Census Tract
LEGEND
City of Winters
Other Incorporated
County Boundary
Census Tract
Percentage of Households that are Overcrowded
< 8.2%*
8.2 - 12%
12 - 15%
15 - 20%
> 20%
Affordable Housing Sites
Existing Assisted
Approved Lower Income Project (Low)
Approved Mixed Income Project (Low/Moderate/ Above Moderate)
Potential Lower Income Site (Inventory)
Tract 115
Tract 115
Tract 112.06
YOLO COUNTY
505
Tract 113
Tract 105.05
Tract 2018
WINTERS
NAPA COUNTY
128
SOLANO COUNTY
Tract 2533
Tract 2529.03
Tract 2014.03
Tract 2534.04
DIXON
113
Tract 2529.04
80
Tract 2534.03
Tract 2534.02
VACAVILLE
N
0
1
2
Miles
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "OvercrowdedHouseholds_Tract" and "OvercrowdedHouseholds_Severe_Tract;" Yolo County GIS. Map date: July 6, 2021.
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm


CITY OF WINTERS
Figure V-13:
Cost-Burdened Renter Households by Census Tract
LEGEND
City of Winters
Other Incorporated Area
County Boundary
Census Tract
Percent of Renter Households for whom Gross Rent (Contract Rent Plus Tenant-Paid Utilities) is 30% or More of Household Income
< 20%
20 - 40%
40 - 60%
60 - 80%
> 80%
Affordable Housing Sites
Existing Assisted Housing
Approved Lower Income Project (Low)
Approved Mixed Income Project (Low/Moderate/ Above Moderate)
Potential Lower Income Site (Inventory)
Tract 115
Tract 115
Tract 112.06
YOLO COUNTY
505
Tract 113
Tract 105.05
Tract 2018
WINTERS
NAPA COUNTY
128
SOLANO COUNTY
Tract 2533
Tract 2014.03
Tract 2529.03
Tract 2534.04
DIXON
113
Tract 2529.04
80
Tract 2534.03
Tract 2534.02
VACAVILLE
N
0
1
2
Miles
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment_Tract_2015_19;" Yolo County GIS.
Map date: July 6, 2021.
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm


CITY OF WINTERS
Figure V-14:
Cost-Burdened Owner Households by Census Tract
LEGEND
City of Winters
Other Incorporated Area
County Boundary
Census Tract
Percent of Owner Households with Mortgages whose Monthly Owner Costs are 30% or More of Household Income
< 20%
20 - 40%
40 - 60%
60 - 80%
> 80%
Affordable Housing Sites
Existing Assisted Housing
Approved Lower Income Project (Low)
Approved Mixed Income Project (Low/Moderate/ Above Moderate)
Potential Lower Income Site (Inventory)
N
0
1
2
Miles
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm
Tract 115
Tract 115
Tract 112.06
YOLO COUNTY
505
Tract 113
Tract 105.05
Tract 2018
WINTERS
NAPA COUNTY
128
SOLANO COUNTY
Tract 2533
Tract 2529.03
Tract 2014.03
Tract 2534.04
DIXON
113
Tract 2529.04
80
Tract 2534.03
Tract 2534.02
VACAVILLE
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Overpayment_Tract_2015_CA," Yolo County GIS.
Map date: July 6, 2021.

4. Assessment of Contributing Factors to Fair Housing Issues

Based on input from community organizations and fair housing advocates, the analysis in Sections II (Housing Needs), and III (Housing Constraints), and the assessment of fair housing issues in this section, Winters has identified several factors that contribute to fair housing issues in the City, including:

- Low-vacancy rates with limited availability affordable housing options, including rental housing and housing that is accessible to the general population;
- Limited availability and long-waitlists for various housing assistance programs through Yolo County Housing;
- Ineligibility for various assistance programs or reluctance to participate in various assistance programs due to immigration status;
- Language barriers resulting in challenges accessing air and adequate housing;
- Significant broadband service issues (i.e., connectivity issues, slow service, and outdated infrastructure), contributing to lower educational and economic opportunities and healthcare service inequities;
- Educational inequities compared to the other incorporated jurisdictions in Yolo County, including higher discipline/suspension rates and lower performing schools in Winters;
- Housing market primarily consisting of larger single-family detached homes unaffordable to the existing moderate- and lower-income households;
- Lack of high-paying jobs and distance from employment opportunities and goods/services, resulting in high transportation cost-burden and longer vehicle trips;
- Displacement resulting from a wide variety of conditions, such as increases in rental/housing costs and lack of available housing stock;
- Discriminatory housing practices and stricter rental policies further limiting housing options, such as "3x income requirements";
- Housing conditions and the cost of repairs where needed, as well as not asking for repairs to rental housing due to the fear of increased rent; and
- Lack of information made easily available to homeowners and tenants on their rights and opportunities.

As identified in this assessment, the greatest barrier to fair housing and equal access to opportunity is the supply of a variety of housing types at affordable prices, including housing for larger households and farmworkers. Most of the contributing factors identified stem from a common issue of limited options and supply. Therefore, the City has identified addressing availability of affordable housing and combating discriminatory practices through education as priorities to further fair housing. Additionally, Section V.H. of this Background Report outlines housing programs Winters has included to address these contributing factors. For example, the Housing Element programs highlight the need for the City to update its ordinances to be consistent with legislation adopted in 2019-2020 regarding density bonuses, accessory dwelling units, low barrier navigation centers, transitional/supportive housing, and farmworker employee housing. Additionally, the Housing Element programs identify the need to consider patterns of segregation, access to opportunities, and disproportionate housing needs, including the risk of displacement, when identifying areas for future housing to facilitate equal and fair housing opportunities affirmatively furthering fair housing services and opportunities for all persons.

5. Analysis of Sites pursuant to AB 686

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in Chaver V), but also whether the identified sites serve the purpose of improving segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

It should also be noted that in addition to those sites identified to accommodate the City's RHNA, the City of Winters has an Inclusionary Housing Ordinance to foster development of affordable housing throughout the community, in all census tracts and at all income levels. The Inclusionary Housing Ordinance requires all developers of new for-sale housing units to either provide 15% of those units at affordable prices or to comply with an alternative method, such as donating land or paying an in-lieu fee (this requirement stipulates a 55-year affordability term). While this analysis of sites pursuant to AB 686 focused on those specific sites identified in the Housing Element to accommodate the City's RHNA, it can be expected that additional affordable development will occur at locations throughout the community at levels consistent with the City's Inclusionary Housing Ordinance, which strives to create integrated neighborhoods with diverse incomes, races, ethnicities, and backgrounds, significantly affirmatively furthering fair housing in Winters and the region.

Figure IV-1 identifies the City's inventory of sites with approved projects and sites that are vacant or underutilized and are described in detail in Appendix C. As shown, the City's lower, moderate, and above moderate income sites are located throughout the community to ensure truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. In reviewing the AFFH Data and Mapping Resources tool provided by HCD, the predominant race/ethnicity in Winters Census tracts is Hispanic (see Figure V-10) and the City's diversity index is in the 70-85 range (see Figure V-1), which is the second-most diverse category. It is noted that the data is consistent throughout the City, with no areas within Winters identified as having a different predominant population or diversity index. As the City's predominant race/ethnicity, which has a slim Hispanic majority throughout the City, and diversity indexes are consistent throughout the City, the City's very low, low, moderate, and above moderate income sites are not concentrated in areas that are predominantly a single race. Additionally, the City does not have any racially or ethnically concentrated areas of poverty and the identification of sites to accommodate the City's RHNA is not expected to alter this finding As shown by Figure IV-1 in relation to Figures V-2 through V-7, both existing affordable units and proposed very-low and low income RHNA candidate sites as well as moderate and above moderate income candidate sites are well dispersed throughout the city.

Figure V-3 shows the proposed candidate sites to meet the very-low and low income RHNA for Winters in relation to the location of persons with disabilities. As previously discussed, the City of Winters is home to a very low concentration of persons with disabilities (<10% of the population with a disability), and persons with disabilities are represented in Winters with limited discernible patterns of segregation. Additionally, as illustrated on Figure V-4, less than 20% of Winters are female-headed households while other surrounding census tracts contain between 20% to 40% of female-headed households. Further, Figure V-5 identifies that the community's older residents, specific persons 65 years of age or older, are located in the community with limited discernible patterns of segregation, representing between 10 to 15% of Winters population. Comparing Figure IV-1 to Figures V-3 through V-5, it is clear that the City's potential lower income housing sites are focused in areas around the City's downtown and transit stops with easy access to goods and services. These areas also tend to be suitable for persons with disabilities and senior populations, who may have limited mobility and difficulty accessing goods and services, and female-headed households, who are generally located in more densely developed/more populated census tracts with more access to opportunities. No housing sites to meet the City's very-low and low income RHNA are located in the census tract with the highest concentrations of persons with disabilities, female-headed households, and senior population, and are not expected to amplify the patterns of segregation. Additionally, as noted above the moderate and above moderate income candidate sites are also well dispersed throughout the city to not unintentionally to amplify the patterns of segregation.

Additionally, both existing affordable units and proposed very-low and low income RHNA candidate sites as well as moderate and above moderate income candidate sites appears to have pretty similar access to opportunities for all residents, with only the TCAC/HCD Opportunity Area Maps showing slight differences in resource levels based on a resident's location in the city. These sites identified for residential development in this Housing Element were compared against the Regional Opportunity Index (people and place) and TCAC/HCD Opportunity Area Maps to determine if there is a correlation between where existing and proposed affordable housing developments are located and lower levels of opportunity. As shown on Figures V-7 and V-8, all of the potential lower income housing sites and moderate and above moderate income sites are in areas identified with a higher-level of people-based access to opportunity and an average-level of place-based access to opportunity. These sites are located within close proximity to a number of goods and services, as well as transit stops that facilitate better access to opportunities. Additionally, as shown in Figure V-9, the majority of lower income sites are located in the "high resource" and "highest resource" designation

areas on the 2021 TCAC/HCD Opportunity Area Maps, with one located in the "moderate resource (rapidly changing)" designation area. Additionally, comparing Figure IV-1 and Appendix C to Figure V-9, it appears that the majority of moderate and above moderate-income sites are located in areas with "moderate resource" and "highest resource". As previously stated, areas in the City designated as "High Resource" or "Highest Resource" are within the top forty percent in the region in terms of areas that lower-income residents may thrive if given the opportunity to live there. Thus, it does not appear that there is a correlation between lower levels of opportunity or resources for existing/proposed affordable housing developments for lower income households and higher levels of opportunity or resources for moderate and above moderate households.

Further, Figure V-10 highlights how the City is proposing all but one of the potential lower income sites in areas with 50 to 75% of the population considered low-income and very-low income. The other proposed affordable site is located within downtown Winters in an area with 25 to 50% of the population considered low-income or very low-income. Additionally, the City is proposing moderate and above moderate income sites throughout the City, with the majority located in areas with 25 to 50% of the population considered low-income and very-low income. However, moderate and above moderate sites are also proposed in areas with less than 25% of the population very low- or low-income and in areas with 50 to 75% of the population very low- or low-income. Additionally, Figures V-12 and V-13 show the proposed candidate sites to meet the very-low and low income RHNA for Winters in relation to percent of renter-households and owner-households, respectively, overburdened by housing costs. As shown, between 20 – 40% of renter and owner households are cost-burdened, paying more than 30% or more of the household income each month on housing costs. The City understands that approximately the majority of households in Winters overpaying for housing are in the extremely low, very low, and low categories. Therefore, it is fair to assume that areas concentrated with high populations of extremely low-, very low-, and low-income households are more likely to be cost-burdened and in need of assistance. By identifying the City's very-low and low income RHNA sites in these locations, the City is striving to create new opportunities for more affordable housing in areas where cost burdens are assumed to be already high, providing additional options to the City's existing residents.

Figure V-8 shows the proposed candidate sites to meet the very-low and low income RHNA for Winters in relation to household median income, by census tract. Sites are located in tracts with different levels of household income, including census tracts with lower-than-average household income and tracts with higher-than-average household incomes. Comparing Figure IV-1 and Appendix C to Figure V-6, it is revealed that the City is proposing the majority of moderate and above moderate income sites within areas of Winters with the lowest median income of $30,000 to $55,000 per year, while proposing the majority of lower income sites are proposed within areas with the highest median income of $87,1000 to $125,000 per year. By locating some sites in areas with higher household incomes, the City is promoting integration of income levels of diversifying the profile of the residents of these higher-income census tracts.

C. ANALYSIS OF FAIR HOUSING PRIORITIES AND GOALS

To affirmatively further fair housing in Winters, the City is committed to implementing its Inclusionary Housing Ordinance, promoting affordable accessory dwelling units, and providing sites suitable for affordable housing in areas near transit, which are not unduly racially or ethnically concentrated, and where new residential development affordable to very-low and low-income households can help to expand people- and place-based opportunities. The City of Winters has a long history of supporting affordable housing development and as described previously in this section, Winters provides the highest number of deed-restricted affordable units in the County per 500 housing units. Moving forward, the City remains committed to providing a diversity of housing options for all income levels, and is committed to encouraging their development throughout the community to help overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. The following list summarizes those programs identified in this Housing Element which affirmatively further fair housing by addressing the contributing factors identified in the previous section – specific milestones for implementation and metrics or objectives for each program are identified in the Housing Plan:

- Program II.4 (Affordable Housing Steering Committee Program) to maintain the Affordable Housing Steering Committee to review housing projects subject to the City's Inclusionary Housing Ordinance as well as any affordable housing development seeking City financial support either directly or via City-sponsored applications for subsidies.

- Program II.5 (Inclusionary Housing Ordinance Program), to continue the City's Inclusionary Housing Ordinance and to prioritize receiving land dedication sites or committing inclusionary housing in-lieu funds in areas that are designated the same or higher opportunity area to promote equity and increase access to housing opportunities.

- Program II.6 (Displacement/Relocation Assistance and Replacement of Affordable Units Program), to ensure the displacement of households does not occur due to development of the lower, moderate, and above-moderate housing sites identified in the housing inventory. This program also includes a component to seek Downpayment Assistance Program funding to further assist households in the event that a displacement risk is identified.

- Program II.9 (Monitor Changes in Federal and State Housing, Planning, and Zoning Laws Program), to monitor federal and State legislation to ensure development processes and zoning regulations are consistent with new fair housing legislation to identify and remove constraints to the development of housing and fair housing practices to ensure implementation of requirements to affirmatively further fair housing.

- Program II.10 (Zoning Ordinance Amendments – Housing Constraints Program), to accommodate specialized housing types and update the City's policies and procedures regarding, streamlined and ministerial review for eligible affordable housing projects, ADUs, residential care facilities, low barrier navigation centers, transitional and supportive housing, manufactured homes, emergency shelters, employee housing, agricultural worker housing, and group homes of 7 or more people to affirmatively further fair housing in the City.

- Program II.11 (ADU Incentives Program), to encourage the development of ADUs and JADUs through a variety of measures, including a promotional campaign to increase awareness and outline the benefits of ADUs/JADUs, an ADU amnesty program to allow property owners to bring an illegally built ADU structure into compliance with permit and code requirements to improve the safety of illegally built ADU structures, and developing prototype ADU plans that property owners may use to incentivize the development of ADUs and JADUs.

- Program II.12 (Density Bonus Program), to ensure that the City's density bonus ordinance continues to be in compliance with state law, which will reduce constraints to the development of low income and related special needs housing in the City.

- Program II.13 (Facilitate Affordable and Special Needs Housing Construction Program), to encourage qualified housing developers to pursue development of affordable housing and housing that are accessible to and supportive of persons and households with special needs; and to 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, as well as households with special needs, including large families. As part of this program, the City will proactively provide affordable housing developers with maps illustrating high resource areas in the City that include potential sites for lower income housing from the inventory of residential sites to highlight opportunities for development projects to increase access to affordable housing in areas with high levels of resources and opportunities. Additionally, the City will develop a list of_special programs, financing strategies, or incentives, such as fee reductions, density bonuses, and permit streamlining, that may be available specifically for development in high resource areas and will proactively provide this information to affordable housing developers.

- Program II.14 (Housing Rehabilitation Program), 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. As part of this program, to the extent that funding is available, the City will target assisting homeowners in the City's moderate resource areas or in areas with lower levels of place-based opportunities.

- Program II.18 (Yolo County Housing Coordination and Housing Voucher Expansion Program), to increase housing mobility through ensuring the City will continue to participate with Yolo County Housing in administration of the Housing Choice Voucher and Project-Based Voucher rental assistance programs. For housing projects receiving City assistance, the City will require housing projects receiving City assistance to accept Section 8 Housing Vouchers, and 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. Additionally, this program will ensure the City's Housing Manager will continue to continue meet with Yolo County Housing representatives to identify opportunities to increase access to Housing Choice Vouchers in Winters, including outreach to property owners in high opportunity and resource areas, and to explore avenues for collaboration and mutual support of the City, County, and Housing Authority affordable housing goals for extremely low-, very low-, and low-income and special needs units.

- Program II.19 (Homeless Support Program), to coordinate with regional partners to address homelessness, including efforts to providing emergency shelter, transitional, and supportive housing and services to the homeless and at-risk-of-homelessness populations. Additionally, this program ensures the City will continue its agreement with Yolo County HPAC to provide ongoing homeless services and will continue to participate in the Yolo County Homeless Plan Executive Commission, working cooperatively with other jurisdictions in the County to identify and address the needs of the homeless and at-risk population.

- Program II.21 (Conservation of Existing and Future Affordable Units Program), to monitor the status of existing and future affordable housing to identify housing units at risk of converting to market rate during the 2021 – 2029 period. Should any properties become at risk of converting to market rate during the 2021 – 2029 period, the City will work with potential purchasers, such as non-profit housing corporations, and provide tenant education in both English and Spanish to ensure tenants are noticed properly.

- Program II.24 (Universal Design Program), to incorporate universal design features, including features that increase visitability and accessibility, into at least 10%, or higher percentage if required by federal or state regulations applicable to a specific project, of the single-family residences to assist persons with disabilities.

- Program II.25 (California Accessibility Standards and Compliance Program), to ensure that all construction projects requiring building permits comply with the State of California accessibility standards.

- Program II.26 (Homeowner Training Program), 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.

- Program II.27 (Housing Diversification Program), to ensure the City seeks to provide a variety of housing types and continues to implement Zoning Ordinance provisions to provide a variety of housing types, including emergency shelters,

supportive and transitional housing, manufactured housing, second units, single room occupancies, mixed use housing, and multi-family housing.

- Program II.28 (Reasonable Accommodation Program), to reasonably accommodate housing for persons with disabilities and update the Zoning Ordinance to include provisions for reasonable accommodation in accordance with Government Code Sections 65583(a)(5) and (c)(3).

- Program II.29 (Affirmatively Furthering Fair Housing Outreach and Coordination Program), to improve fair housing opportunities in Winters by educating the community, especially Winters' underserved and underrepresented residents and residents located in areas where a higher level of discrimination has been documented, and update City procedures to ensure that the City is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and transforming racially and ethnically concentrated areas of poverty into areas of opportunity to affirmatively further fair housing. This program also includes a component to improve the City's data and information related to fair housing needs through additional coordination with local agencies and stakeholders to ensure Countywide outreach efforts address and enumerate fair housing issues and needs in Winters.

- Program II.31 (Increase Access to Local Services and Employment Opportunities) addresses increasing place-based resources, including jobs and employment, healthcare, education, and mobility/transportation resources to improve access to place-based opportunities for City residents.

- Program II.32 (Facilitate Farmworker Housing), to encourage qualified housing developers to pursue development of farmworker housing; and to 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, as well as households with special needs, including large families. As part of this program, the City will proactively provide affordable housing developers with maps illustrating high resource areas in the City that include potential sites for farmworker housing to highlight opportunities for development projects to increase access to affordable housing in areas with high levels of resources and opportunities. Additionally, the City will develop a list of special programs, financing strategies, or incentives, such as fee reductions, density bonuses, and permit streamlining, that may be available specifically for development in high resource areas and will proactively provide this information to affordable housing developers.

- Program II.33 (Community Preservation) provides for investment in underresourced areas to encourage revitalization and stabilization, reducing potential for displacement and increasing resources and opportunities in such areas.

To the extent that these programs represent ongoing work efforts, these programs are evaluated for effectiveness within Section 2 of this Background Report. Program II.29 within the Housing Element contains specific programs aimed to further address the contributing factors identified as impediments to fair housing and are intended to affirmatively further fair housing. These programs include:

Information and outreach regarding fair housing. Provide public information and brochures regarding fair housing/equal housing opportunity requirements including how to file a complaint and access the investigation and enforcement activities of the State Fair Employment and Housing Commission. The City will target an annual outreach and education effort on the property owners and residents in areas where a higher level of discrimination claims has been documented. This information will be made available by placing information on the City's website and in schools, libraries, other public buildings and meeting places, and by advertising in the local media. This information will be reviewed annually to ensure that any materials, links, and information provided are up-to-date.

Enforcement of fair housing laws. Serving as liaison between the public and appropriate agencies in matters concerning housing discrimination within the City. The City will refer fair housing complaints to the County District Attorney or to the State Fair Employment and Housing Commission.

Annual report. The City require the City's fair housing service provider to prepare an annual report that identifies the types of claims received, outcomes, and to identify any specific geographic areas in which the city has higher levels of discrimination claims to inform future policies and actions to address these issues to facilitate equal and fair housing opportunities.

Annual training. Annual training of City staff, including through coordination with local advocacy groups, such as LSNC, on how to receive, log, refer, and follow-up on fair housing complaints, as well as updates to fair housing legislation. If resolution was not obtained for any complaints, refer complaint to HCD to ensure that affordable housing laws are actively enforced.

Work collaboratively with regional partners and organizations. Work with local organizations, through Legal Services of Northern California, Continuum of Care, and Housing Authority efforts, to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households.

Replacement of segregated living patterns. Review land use and planning proposals, including development proposals, general plan amendments, master planning efforts for parks, recreation, infrastructure, and other facilities and amenities, to ensure that the City is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and working to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement.

VI. EVALUATION OF THE 2013–2021 HOUSING ELEMENT

A. INTRODUCTION

California Government Code 65588(a) requires each jurisdiction to evaluate the effectiveness of the existing Housing Element, the appropriateness of the goals, objectives, and policies, and the progress in implementing the programs over the planning period of the Housing Element. This appendix contains a review of the programs of the previous Housing Element, and evaluates the degree to which these programs have been implemented during the previous planning period. This section also includes a detailed review of the City's progress toward facilitating the production of its share of the regional housing need. The findings from this evaluation have been instrumental in determining the City's 2021 – 2029 Housing Plan.

B. REVIEW OF THE 2013 – 2021 HOUSING ELEMENT

The 2013 – 2021 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 2013 – 2021 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, improvements, 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.

Since the adoption of the last Housing Element update, City of Winters implemented a number of actions to plan for, accommodate, and facilitate the construction of affordable housing. Table VI-1 identifies the City's 2013 – 2021 RHNA, all residential units that were constructed or permitted during the 2013 – 2021 planning period, and the capacity of the City's inventory of residential sites in accommodating the City's 2013 – 2021 allocation. Housing development in the City has increased significantly since the 4th cycle, with the City developing 89 more units during the 5th cycle and reaching almost 50% of its overall RHNA.

As shown in Table VI-1, 285 housing units were developed or permitted during the planning period, including five accessory dwelling units (ADUs), 218 single-family residential detached units, and 64 multi-family units. Of these 202 units, 47 are affordable to very low-income households, 15 are affordable to low income households, 10 are affordable to moderate income households, and 175 units are affordable to above moderate-income households.

Of particular noteworthiness during the 2013 – 2021 planning period was the approval and construction of the Blue Mountain Terrace project by Domus Development, which consisted of all of the very low- and low-income restricted units built during this planning period. The approval and construction of the Blue Mountain Terrace project was a multi-year effort beginning in 2014 with the City releasing a Request for Proposals and Qualifications to developers for the construction of an affordable senior development, which was subsequently awarded to Domus Development. In 2015 and 2016, the City authorized and assisted Domus Development submit an application to the State of California Strategic Growth Council for grant funds under the State CDBG Program, HOME Program, the Multi-Family Housing Program, and the Affordable Housing Sustainable Communities

Program. The City also provided support to the project by preparing the National Environmental Policy Act (NEPA) documentation for the project, including an Environmental Assessment (CDBG/HOME funds) and Categorical Exemptions (supplemental assistance from Yolo County Housing through the Project-Based Voucher Program) and expediting completion of these documents in order for the project to apply for tax credits. Additionally, in 2018, the City Council approved loans from HOME PI ($135,000) and City of Winters Housing Trust Fund ($565,000) to fill the gap in funding for the project. All in all, the project received financial assistance from the HOME Program, the Multi-Family Housing Program (MHP), the Local Housing Trust Fund (LHTF) Program, the Low-Income Housing Tax Credit (LIHTC) Program, the Infill Infrastructure Grant (IIG) Program, the California Debt Limit Allocation Committee (CDLAC), Project Based Section 8 Vouchers, American Homeowner Preservation (AHP), and the Regional Development Authority (RDA); therefore, all of the units are deed restricted.

During the planning period, the City also worked with Homes by Towne to secure a site within the Stone's Throw subdivision for lower income housing development. The 2.0-acre site was zoned R-4 and the City worked to identify development opportunities for the site. The 2.0-acre site is anticipated to be developed as a self-help single-family housing development to provide housing for lower income households. While this project will not provide units towards the City's 5th Cycle RHNA, the 2.0-acre self-help project demonstrates the effectiveness of the City's multi-pronged approach to affordable housing, through the Inclusionary Housing Ordinance, Affordable Housing Steering Committee, and outreach to various developers, to ensure that the City is offering a mix of affordable housing types and ensuring that affordable opportunities are blended with market-rate development.

Table VI-1. Regional Housing Needs Allocation (RHNA) 2013 – 2021 – City of Winters

Allocation	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation – 2013-2021	76	54	59	130	319
Units Constructed/Permitted: Non-Deed Restricted	*0*	*0*	*0*	*213*	*213*
Unit Constructed/Permitted: Deed Restricted	*47*[1]	*15*[1]	*10*[2]	*0*	*72*
Remaining Need	29	39	49	--	117

[1] Blue Mountain Terrace: rent-restricted units are under construction
[2] Units restricted for sale to moderate income households provided in compliance with City's inclusionary housing program
Source: City of Winters, 2013-2020 Reporting Year Annual Element Progress Reports

C. APPROPRIATENESS AND EFFECTIVENESS OF THE 2013 – 2021 HOUSING ELEMENT

Overall, the City's housing programs have been effective in removing potential constraints to affordable housing, ensuring coordination between City and County departments, agencies, and providers to plan for affordable housing, including providing financial assistance, and to address programs and services necessary to meet the housing needs of the City's residents, property owners, and other affected parties. Since the adoption of the last Housing Element update, City of Winters implemented a number of programs that have helped to achieve the goals, objectives and policies of the 2013 – 2021 Housing Element, which are described in detail in Table V-2. Table V-2 also refers to new programs in the 2021 – 2029 Housing Element, several of which were either modified, consolidated into new programs or omitted because they were implemented, redundant to other programs, or determined ineffective. The 6th cycle Housing Element Housing Plan includes the complete set of the new and/or revised programs for the 2021 – 2029 Housing Cycle.

The overarching goals and policies of the 2013-2021 Housing Element continue to be appropriate to encourage the City's housing goals. While the majority of goals, policies, and programs included in the 2013-2021 Housing Element continue to be appropriate to address the City's housing needs, the Housing Plan will be updated to provide clearer guidance, to remove redundancies, and to provide more specific direction to encourage affordable and special needs housing. The Housing Plan will also be updated to

streamline programs so that they are easier for staff to implement and to include a matrix of programs that includes timing and objectives to make it easier to identify the applicability and outcomes of each program. The intent of these programs will be kept in the Housing Plan, with revisions to address identified specific housing needs, constraints, or other concerns identified as part of this update.

The City has made significant progress towards its overall RHNA and has approved multiple projects that would increase the variety of housing stock, including one multi-family project, four ADUs, and five single-family residential developments. The new very low- and low-income units developed during the 2013 – 2021 planning period are provided by the Blue Mountain Terrace multi-family development. Additional new lower income housing and special needs housing development did not occur due primarily to a lack of available local and State funds to encourage or incentivize the development of such housing.

Cumulatively, the 2013-2021 Housing Element's programs resulted in assisting or requiring 110 special needs units and also required 53 for-sale units affordable to very low, low, and moderate income households that are sized to benefit large households and may also benefit female-headed households with children present. The 110 units includes the construction of 62 units to accommodate special needs (senior) households through the Blue Mountain Terrace project, assisting with the application process for funding for the rehabilitation and preservation of 49 special needs multi-family units, and requiring 4 accessible units in approved subdivisions to increase access to accessible units for disabled households. The Blue Mountain Terrace development included 22 units affordable to extremely low income senior households. The rehabilitation units, which are assisted through Low Income Housing Tax Credits, include 38 senior units (Winters Senior) that have been rehabilitated and placed into service, including four extremely low income units, and a separate family project that wis rehabilitating six large family (3 or more bedroom) units and five extremely low income units; the family project has received a reservation of funds but has not yet been placed into service. The 53 for-sale units are not included in the cumulative total as the number of special needs households that will occupy these units is unknown. The 106 special needs units and associated programs are also discussed in the evaluation of programs provided in Table VI-2. The 2013-2021 Housing Element did not result in any units constructed for large families, female-headed households, or homeless persons.

State and federal funds for lower income and special needs housing are very limited and extremely competitive to receive. It is anticipated that with the completion of Blue Mountain Terrace, the City will be able to work with affordable and special needs housing developers to identify potential projects on the City's inventory of sites for very low and low income development, which include a variety of opportunities throughout the City.

The Housing Plan included in this 2021 – 2029 Housing Element includes modifications to make programs more effective, clarify objectives, and ensure that the programs are implementable. See the Housing Plan provided in the Housing Element policy document for the goals, policies, and programs of this Housing Element.

While the City took a number of significant steps to promote housing, the experience of Winters and other small communities throughout the State demonstrates that it is very difficult for local governments to meet their fair share housing goals for lower and moderate income housing working alone. Small cities, such as Winters, have limited financial and staffing resources and require substantial state and/or federal assistance, which is not available at the levels necessary to support the City's housing needs, as well as the technical assistance of area non-profit housing developers and agencies. As discussed below, the City has removed constraints to affordable and special needs housing and has strengthened its outreach programs in the updated Housing Plan to provide additional information to affordable housing developers to demonstrate the readiness of the City's lower income sites and also to demonstrate the minimal permitting requirements.

Table VI-2: Description of Achievements from Previous 2013 – 2021 Housing Element	
Action Program	**Accomplishments / Status**
II.1 Affordable Housing Steering Committee: The City shall maintain the Affordable Housing Steering Committee (AHSC) to review housing projects subject to the City's Ordinance 94-10 as well as any affordable housing development seeking City financial support either directly or via City-sponsored applications for subsidies. The City shall encourage project applicants to receive concurrent reviews by the AHSC and the Development Review Committee (DRC). The AHSC shall also advise the City Council, Planning Commission, and Successor Agency (CDA/redevelopment) on housing policy, City incentives to encourage the production of affordable housing units above the minimum inclusionary housing requirements, housing policy implementation, and the allocation of the CDA's Tax Increment Housing Set-Aside Funds. The AHSC does not have the power to alter project review, design review, or development standards. *Time Frame:* *Ongoing.*	Accomplishments: Thee AHSC met numerous times each year to discuss and 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. Affordable Housing Plan Review During the 5th Cycle planning period, the AHSC has reviewed and recommended approval of six Affordable Housing Plans, which have required the provision of moderate income units and the payment of in lieu fees for the very-low and low-income units required to satisfy the requirements of the City's Inclusionary Ordinance (Program II.2). Additionally, the 2015 AHP submitted by Homes by Towne included the dedication of a two-acre parcel zoned R-4 (City's highest residential density) to the City. Blue Mountain Terrace Project In 2014, the AHSC recommended the City Council authorize the issuance of a Request for Proposals and Qualifications from Developers for the development of senior affordable housing. The City Council with affirmative recommendations from the AHSC selected Domus Development's Blue Mountain Terrace Project. The following year (2015) the AHSC recommended approval to the City Council to authorize Domus Development to submit an application to the State of California Strategic Growth Council for grant funds under the State CDBG Program, HOME Program, and the Multi-Family Housing Program. Additionally, in 2016, the City authorized another application submittal to the State of California Strategic Growth Council for grant funds; however, this application was for funding through the State's Affordable Housing and Sustainability Programs. On August 28, 2018, the AHCS met to discuss the City providing $700,000 in funding (i.e., loans) to Domus Development to fill the funding gap for the Blue Mountain Terrace Project senior housing project. Updates to Inclusionary Housing Ordinance In 2016, the AHSC discussed changes to the Moderate-Income Restrictions for For-Sale Housing created under the City's Inclusionary Housing Ordinance that resulted from changes in underwriting standards from Fannie Mae/Freddie Mac for restrictions utilizing shared equity models within the affordability covenant. AHSC recommended modifications that eliminated the use of the shared equity model in favor of an affordability covenant

Table VI-2: Description of Achievements from Previous 2013 – 2021 Housing Element	
Action Program	**Accomplishments / Status**
	model that captured the "windfall equity" at time of the first sale, but would be forgiven after 10 years of home ownership, which was ultimately adopted by the City Council. *Status:* Program II.1 has been reviewed and implemented as appropriate. This program has been effective in ensuring new housing developments continue to provide affordable housing opportunities and in providing special needs units, including the 62 senior units in Blue Mountain Terrace and ensuring 53 for-sale very low, low, and moderate income units that are sized to benefit large households (3- and 4-bedroom units. In concert with other Housing Element programs, this program has ensured that 24 low income and 18 moderate income units will be developed in Stone's Throw, 6 moderate income units will be developed in the Cottages at Carter Ranch project, 2 moderate income units will be developed in Walnut 10, 2 very low, 1 low, and 1 moderate income unit will be developed in Creekside Estates, and 47 very low and 15 low income units will be developed in Blue Mountain Terrace. This program will be continued as Program II.4 in the Housing Plan to ensure that the AHSC continues to review housing projects subject to the City's Ordinance 94-10 and provide recommendations on any affordable housing development seeking City financial support either directly or via City-sponsored applications for subsidies to the Planning Commission and City Council. Additionally, the AHSC should continue to review and recommend updates to the Inclusionary Ordinance and recommend housing policy implementation.
II.2 Inclusionary Housing Ordinance: The City shall continue to implement Ordinance 2009-18 (aka Inclusionary Housing Ordinance) that requires at least 15 percent of all new development projects, with certain exceptions, within the City be affordable to very low-, low-, or moderate-income households. Development of the affordable units on-site will normally be preferred. When this is found to be infeasible or inappropriate, the City may allow off-site development of the affordable units, accept in-lieu contributions of cash or land, or may approve a combination of these and other methods. The City shall provide regulatory and financial incentives geared to the financial need of each project, which may include these: 1. The appropriate density bonus for projects meeting requirements of the Density Bonus Ordinance.	Accomplishments: <u>Affordable Housing Plans</u> As discussed in the Accomplishments Section of Program II.1, the AHSC reviewed six AHPs during the 2013 to 2019 APR period to implement the requirements of the Inclusionary Ordinance, including requiring at least 15 percent of all new development projects or, in cases where infeasible, requiring the off-site development of the affordable units, accept in-lieu contributions of cash, or a combination of these methods. This approach has ensured that development projects address their contribution to affordable housing production while not making the market rate component of a project infeasible. <u>Accessing State and/or Federal Funding</u> In 2014, the City Council approved the submittal of a HOME grant application and application for funding under the Infill Infrastructure Grant Program consistent with the

Table VI-2: Description of Achievements from Previous 2013 – 2021 Housing Element	
Action Program	**Accomplishments / Status**
2. Providing financial assistance as funds are available and by connecting buyers with resources such as Mortgage Credit Certificates. 3. Assistance in accessing State or federal funding by lending support to such requests, priority permit processing for entitlements necessary to increase the competitiveness of a funding request, and providing documentation of housing needs that would increase the competitiveness of a funding request. 4. Modified development standards, such as for parking, setbacks, on- or off-site improvements, street improvement standards, and less stringent site plan (design review) requirements under the City's Planned Development Process. ***Responsible Agency:*** *City Council, Community Development Department.* ***Financing:*** *Small administrative cost for application assistance.* ***Time Frame:*** *Ongoing.*	Inclusionary Ordinance which states the City should provide assistance to projects attempting to accessing State or Federal funding. <u>Blue Mountain Terrace Project</u> As noted in the Accomplishments Section of Program II.1, the City Council awarded the RFP/RFQ for development of senior housing to the Blue Mountain Terrace Project by Domus Development in 2014, which utilized the Density Bonus Ordinance. In 2015, the City Council authorized Domus Development to submit an application to the State of California Strategic Growth Council for grant funds under the Affordable Housing and Sustainability Communities Program. Lastly, to fill the gap in funding for the Blue Mountain Terrace project, on September 18, 2018, the City Council approved loans from HOME PI ($135,000) and City of Winters Housing Trust Fund ($565,000). The City of Winters Housing Trust Fund was able to provide that level of funding to Blue Mountain Terrace due to all of the in-lieu payments the City collected from implementing the Inclusionary Housing Ordinance. ***Status:*** Program II.2 has been reviewed and implemented as appropriate. This program has been successful in ensuring the implementation of the Inclusionary Housing Ordinance, including the collection of in-lieu contributions for residential projects not providing 15 percent very-low and/or low-income units and providing assistance to affordable housing projects trying to access State or Federal funding or modified development standards. In concert with other Housing Element programs, this program has ensured that 24 low income and 18 moderate income units will be developed in Stone's Throw, 6 moderate income units will be developed in the Cottages at Carter Ranch project, 2 moderate income units will be developed in Walnut 10, 2 very low, 1 low, and 1 moderate income unit will be developed in Creekside Estates, and 47 very low and 15 low income units will be developed in Blue Mountain Terrace. In conjunction with other programs in the 2013-2021 element, this program assisted in providing special needs units, including the 62 senior units in Blue Mountain Terrace and ensuring 53 for-sale very low, low, and moderate income units that are sized to benefit large households (3- and 4-bedroom units) and may also benefit female-headed households. This program will be continued in the Housing Plan as program II.5 to ensure that the continued implementation of the Inclusionary Housing Ordinance.

Table VI-2: Description of Achievements from Previous 2013 – 2021 Housing Element	
Action Program	**Accomplishments / Status**
II.3 Manufactured 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. ***Responsible Agency:*** *City Council, Planning Commission, Community Development Department.* ***Financing:*** *Minor administrative cost.* ***Time Frame:*** *Ongoing.*	Accomplishments: The City continues to permit manufactured homes in the same manner as single-family zones, as required by Program II.3. However, as discussed in Chapter III, the Zoning Ordinance places restrictions on manufactured homes beyond those allowed by State law. ***Status:*** Program II.3 will be removed. The Housing Plan includes Program II.11 to update the Zoning Ordinance to remove constraints related to manufactured housing.
II.4 Duplexes on Corner Lots: The City shall continue to allow for the development of duplexes on corner lots as a permitted use within the single-family zoning designation (R-1 and R-2 zones). The City will promote the construction of duplexes, including duplexes affordable to very low- or low-income households, through the following actions: 1. The City will encourage homebuilders to construct duplexes on corner lots as part of pre-application conferences. 2. The City will provide documentation necessary to support applications for State or federal financial assistance for affordable duplexes. 3. The City will offer reduced or deferred fees for affordable duplexes. 4. For larger projects, the City will negotiate alternative development standards, such as flexible yard and setback requirements through its planned development process. ***Responsible Agency:*** *City Council, Planning Commission, Community Development Department.* ***Financing:*** *Minor administrative cost; permit fees.* ***Time Frame:*** *Ongoing.*	Accomplishments: In 2018, the Stones Throw Final Map (Phase 1) included a duplex corner lot restricted for moderate income households, producing two of the 18 moderate income units during the 2013-2021 Housing Element Period. The remaining 16 moderate income units are also planned to be accommodated on duplex corner lots. In 2019, the AHSC recommended approval of the Walnut Lane 10 AHP, which included one duplex corner lot stipulated for moderate income households. The Walnut 10 project was approved by City Council in 2020. ***Status:*** Program II.4 has been reviewed and implemented as appropriate. This program has been effective in providing a mechanism for incorporating below market rate units into residential subdivisions. This program will be continued in the Housing Plan as Program II. 7 to continue encouraging homebuilders to construct duplexes on corner lots and to encourage additional moderate income units.

Table VI-2: Description of Achievements from Previous 2013 – 2021 Housing Element	
Action Program	**Accomplishments / Status**
II.5 Emergency Shelters: The City shall continue to permit year round emergency shelters in R-3, R-4, C-2, and PQP zones as a permitted use without the requirement for a conditional use permit as set forth in the Zoning Ordinance. ***Responsible Agency:*** *City Council, Planning Commission, Community Development Department.* ***Financing:*** *Minor administrative cost.* ***Time Frame:*** *Ongoing.*	Accomplishments: No applications for an emergency shelter were submitted. No activity during the 2013 to 2019 APR periods. ***Status:*** Program II.5 is an ongoing effort to accommodate emergency shelters. This program will be continued in the Housing Plan as Program II.8 to support the by-right permitting of year-round emergency shelters in R-3, R-4, C-3, and PQP zones and to ensure continued compliance with State law requirements related to accommodating emergency shelters.
II.6 Project Density in Highest Density Zoning: 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 multi-family 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.*	Accomplishments: During the 2014 APR period, the City encouraged the Blue Mountain Terrace project to utilize the density bonus since it contained more than 50 percent senior units. Consistent with Program II.6, the City also offered alternative parking standards to Blue Mountain Terrace. The density bonus resulted in Blue Mountain Terrace developing with 63 units on the 1.52 acre site, more than twice the zoned density. The NeighborWorks project is exempted from this requirement, as it provides single-family ownership opportunities and accommodates large families. The NeighborWorks project proposes 24 units on the 2.0-acre R-4 site, at a density of 12 units per acre, which is below the recommended upper quarter (17.525 to 20.0 units per acre) of the High Density Residential range. ***Status:*** Program II.6 has been reviewed and implemented as appropriate. This program will be maintained and refined in the Housing Plan (see Program II.9) to encourage development in the upper one-quarter of the density range in the Medium High-Density Residential designation and to continue to require development in the upper one-quarter of the range in the High Density Residential range, with modifications to exempt single-family ownership housing affordable to lower income households, which assists in the creation of more housing units to meet the City's RHNA.

Table VI-2: Description of Achievements from Previous 2013 – 2021 Housing Element	
Action Program	**Accomplishments / Status**
Financing: *Minor administrative cost to the City; permit fees.* *Time Frame:* *Ongoing.*	
II.7 Affordable Housing Developer Assistance: The City shall continue to pursue available and appropriate State and Federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households. The City will market housing opportunities and assist developers with the construction of affordable housing through the following actions: • The City will consider on a case by case basis, the provision of financial assistance for the construction of affordable housing to the extent that funding sources are available. • The City will offer density bonuses for developments that include at least 5 percent extremely low-income units, 10 percent very low-income units, 20 percent low-income units, or 50 percent senior units, pursuant to state density bonus law. • The City shall consider reducing or deferring fees. The amount of fee reduction or deferral will be based on the financial needs of each development. Affordable housing projects that address the needs of large families or extremely low-income households, or incorporate educational amenities/programs shall receive priority for fee reductions and waivers. • The City will negotiate alternative development standards through its planned development process, such as alternative parking standards, street improvement standards, maximum density, setbacks standards, and lot coverage requirements. • The City will apply for State or federal funding (such as CDBG or HOME funds) to acquire land, subsidize construction, or provide on-and off-site infrastructure improvement for lower-income housing projects. • The City will offer assistance in accessing local, State, and federal funding for affordable housing by applying for such funding on behalf of the affordable housing developer or providing technical assistance or documentation necessary to support an application for funding.	Accomplishments: <u>City Applying for State or Federal Funding</u> During the 2014 APR period, the City Council approved the submittal of a HOME grant and application for funding under the Infill Infrastructure Grant Program, consistent with the goals of this program to pursue State and federal funding. <u>Blue Mountain Terrace Project</u> In 2014, the AHSC recommended approval to the City Council to authorize the issuance of a Request for Proposals and Qualifications from Developers for the development of Senior Affordable Housing. The City Council with affirmative recommendations from the AHSC selected Domus Development's Blue Mountain Terrace Project, which was for the development of 63 affordable restricted senior multi-family units). Because the project included more than 50 percent senior units, the City encourage the development to utilize a density bonus, pursuant to state density bonus law and allowed alternative parking standards for the project. In 2015, the City Council to authorized Domus Development to submit an application to the State of California Strategic Growth Council for grant funds under the State CDBG Program, HOME Program, and the Multi-Family Housing Program, Affordable Housing Sustainable Communities Program. The following year (2016) the City authorized another application submittal to the State of California Strategic Growth Council for grant funds through the Affordable Housing and Sustainability Programs. On August 28, 2018, the AHCS met to discuss the City providing funding (i.e., loans and grants) to Domus Development to fill the funding gap for the Blue Mountain Terrace Project senior housing project. On April 16, 2019, the City Council approved Resolution 2019-20 approving a reduction in City Impact Fees ($100,000) for the project. In addition to financial assistance, the City prepared the National Environmental Policy Act (NEPA) environmental documentation for the Blue Mountain Terrace project, including an Environmental Assessment for the CDBG and HOME funding components and supplemental Categorical Exemption documentation for the Project-Based Vouchers issued through Yolo County Housing. All of the City's actions related to the Blue Mountain Terrace Project are consistent with implementation of this program. For example, the release of the RFP/RFQ marketed

Table VI-2: Description of Achievements from Previous 2013 – 2021 Housing Element	
Action Program	**Accomplishments / Status**
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. *Time Frame: Ongoing.*	housing opportunities within the City. Additionally, the City supported Domus Development in accessing local, State, and Federal funding for affordable housing by providing technical assistance or documentation necessary to support and application for funding Further, the City filled the funding gap by providing $600,000 in loans and grants to the developer. *Status:* Program II.7 has been reviewed and implemented as appropriate. This program has been successful in providing affordable housing developers with financial assistance as well as assistance in meeting requirements for outside funding sources and has yielded 62 lower income units (47 very low and 15 low) in Blue Mountain Terrace, which also address the special housing needs of the City's including the senior population and extremely low income households (22 units). This program will be expanded to specifically address special needs housing in addition to affordable housing to ensure that the City continues to provide assistance and support to affordable housing developers (see Housing Plan Program II.14).
II.8 Housing Rehabilitation: 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. *Time Frame: Ongoing - Annual review and revisions of program guidelines, as appropriate.*	Accomplishments: On behalf of two affordable housing property owners, the City performed site reviews and demonstrated support for two LIHTC funding application for housing rehabilitation. These two projects include 82 affordable units, including 38 senior units, 6 large family units, and 9 extremely low income units. One of these projects was completed in 2015 and the other has received a preliminary reservation of funds and is process. There was no homeowner assistance activity during the 5th Cycle Housing Element period. The City currently does not have any housing rehabilitation funds. *Status:* Program II.8 is an ongoing effort. This program has been successful in supporting rehabilitation of the City's affordable multi-family housing, including housing for special needs populations. This program will be revised and continued in the Housing Plan to continue to seek funding and support provide housing rehabilitation assistance to extremely low -, very low-, and low-income home owners and rental property owners with extremely low-, very low- or low-income tenants.
II.9 Mixed Use Development:	Accomplishments: Blue Mountain Terrace Project

Table VI-2: Description of Achievements from Previous 2013 – 2021 Housing Element	
Action Program	**Accomplishments / Status**
The City will encourage mixed use residential/commercial development in the Central Business District (CBD), neighborhood commercial, and office zones through: 1. Financial and regulatory incentives for projects that include a specified number of housing units affordable to very low- or low-income households under the City's density bonus ordinance. a. Use of the planned development process to allow flexible development standards such as reduced or tandem parking, floor area ratio, and lot coverage limits. b. Assistance in accessing State or Federal funding to subsidize the construction of very low- and low-income housing units. c. The City will continue to implement its Downtown Master Plan. d. The City will continue to implement its commercial condominium conversion ordinance. e. Continued implementation of the Downtown Form Based Code. The City will promote mixed use developments in the following ways: 1. 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. 2. The City will post information about mixed use opportunities and the site inventory in the Community Development Department. The City will advertise these incentives to developers or other interested parties through published information available at the Community Development Department's counter, in the general development application packet, and on the local community access television channel. *Time Frame:* *Ongoing.*	The Domus Development's Blue Mountain Terrace Project included development of 63 affordable restricted senior multi-family units (47 very low, 15 low, and 1 moderate (manager) income units). The City's actions related to the Blue Mountain Terrace Project reflected the City's wish to encourage mixed use development in the Central Business District, as the larger project site was developed with a retail store, credit union, healthcare facility, and senior center. Additionally, the City encouraged the project to utilize a density bonus, pursuant to state density bonus law, and allowed alternative parking standards for the project. In 2015 and 2016, the City also provided assistance to Domus Development in accessing State/Federal Funding by authorizing submittal of grant funding applications through the California Strategic Growth Council. Further, the City approved assistance from HOME PI ($135,000) and City of Winters Housing Trust Fund ($465,000) to the Blue Mountain Terrace project. *Status:* Program II.7 has been implemented as appropriate and was instrumental in promoting the mixed use approach to the larger site that included Blue Mountain Terrace. This program will be continued in the Housing Plan as Program II.16 to ensure that the City encourages mixed use developments and continues to increase opportunities for a range of housing types.
II.10 Energy Conservation and Solar Energy Use: The City will promote energy conservation and encourage solar energy use through the following actions:	Accomplishments: City continues to implement State-building standards (Title 24) and continues to promote solar energy in residential developments. The City participates in Valley Clean Energy to provide community members an opportunity to join Valley Clean Energy to receive the

Table VI-2: Description of Achievements from Previous 2013 – 2021 Housing Element	
Action Program	**Accomplishments / Status**
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 *Time Frame:* *Ongoing.*	benefits of a locally-governed, not-for-profit utility that offers clean electricity, as well as energy efficiency program to assist members in making home improvements that reduce energy consumption and an UltraGreen program for a reduced carbon footprint. The City is also in the process of developing a Climate Action Plan, which will establish the City's goals and programs to achieve reductions in greenhouse gas emissions. The CAP will address potential energy efficiency measures. *Status:* This program has been effective in encouraging practices that reduce energy demand. The program will be revised to provide for coordination with the CAP and include additional measures to promote energy efficient residential development and rehabilitation practices. See Program II.17 in the Housing Plan.

Table VI-2: Description of Achievements from Previous 2013 – 2021 Housing Element	
Action Program	**Accomplishments / Status**
II.11 Housing Choice Vouchers: The City shall continue to cooperate with Yolo County Housing in its administration of the Section 8 Housing Voucher rental assistance program. For housing projects receiving City assistance, the City shall require that these projects accept Section 8 rental assistance. The City Housing Manager will meet with regularly with the Yolo County Housing Executive Director to explore avenues for collaboration and mutual support of the City and County's affordable housing goals for extremely low-, very low-, and low-income units. *Time Frame: Ongoing.*	Accomplishments: Blue Mountain Terrace Project During the 2018 APR period, the City of Winters successfully worked with YCH to petition the YCH Commissioners to review, approve, and authorize the Executive Director to extend time to Domus Development to enter into a Housing Assistance Payment (AHAP) Contract for Project Based Vouchers, thus preserving the 22 Project Based Vouchers in the Blue Mountain Terrace project (10/10/2018). This program was effective in providing vouchers to assist 22 extremely low income units to meet the special housing needs of the community. In 2020, the City coordinated with Yolo County Housing to advertise openings in the Project-Based Voucher wait list at complexes in Winters, Davis, Woodland, and Esparto. The City posted announcements on the City's website and in the City Manager's weekly update to let the community know about the opening of the wait list. A total of 9 applicants living in Winters reached the top of the waiting list in 2020; four were returned to the list because they exceeded the income limits, four applicants did not respond, and one applicant that received a voucher rented a home in Davis. *Status:* Program II.11 was implemented and will be retained as Program II.19 in the Housing Plan to ensure the City coordinates with Yolo County Housing in its administration of the Housing Choice Voucher rental assistance program. The program will be revised to reflect current term Housing Choice Voucher for the Section 8 program and to identify additional opportunities for collaboration.
II.12 Yolo County HPAC: The City shall continue its agreement with Yolo County Homeless & Poverty Action Coalition (HPAC) to provide ongoing homeless services. *Time Frame: Ongoing.*	Accomplishments: New Homeless Coordination Project Contract In 2015, the City Council approved a new Homeless Coordination Project Contract with Yolo County and the Cities of Davis, Woodland, and West Sacramento. The City initially participated in the development of a 10 Year Plan to end Homelessness in Yolo County with the adoption of Resolution 2010-20. The City subsequently authorized the execution of an agreement for the Homeless Coordination in January 2013. With the impending expiration of that agreement, the Council approval of a new contract keeps the collaborative agreement in place, consistent with the implementation program language that the 'City shall continue its agreement with Yolo County HPAC to provide ongoing

Table VI-2: Description of Achievements from Previous 2013 – 2021 Housing Element	
Action Program	**Accomplishments / Status**
	homeless services". While this is a regional program and did not result in quantified results, the City's efforts to ensure ongoing homeless services are provided to Winters residents as well as the region and assisted in meeting the special housing needs of the homeless and households at-risk of homelessness. Attendance at Yolo County HPAC Meetings During the planning period, City staff participated in the Yolo County Homeless Plan Executive Commission and Yolo County HPAC meetings on an ongoing basis. *Status:* This is an ongoing effort. Program II.12 is expanded to continue to ensure the City continues efforts to address homelessness at the regional level (see Program II.20 in the Housing Plan).
II.13 Equal Opportunity: 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. *Time Frame: Annual distribution, advertising, and posting of information in various City locations. Ongoing referral of discrimination complaints.*	Accomplishments: No fair housing complaints were identified during the 5th Cycle planning period. However, the City did assist a resident in requesting reasonable accommodation from their landlord, as discussed under Program II.21 below. The City has been implementing this program by placing printed information at City Hall and the Winters Library to promote fair housing and equal opportunity. *Status:* This is an ongoing effort. Since adoption of the 5th Cycle Housing Element, State law has been revised to require that cities affirmatively further fair housing and take proactive steps to further encourage fair housing opportunities and practices. Chapter V of this Background Report includes a detailed assessment of fair housing issues in Winters. The Housing Plan includes a robust approach to addressing fair housing issues and affirmatively furthering fair housing in Winters through a new comprehensive goal and associated policies and program (see Goal II.F, Policies II.F.1 through II.F.9, and Program II.29 and II.30 in the Housing Plan).
II.14 Local Builders: 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	Accomplishments: The City has implemented this program for all residential subdivisions, as specified in each projects specific Development Agreement. *Status:*

Table VI-2: Description of Achievements from Previous 2013 – 2021 Housing Element	
Action Program	**Accomplishments / Status**
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. *Time Frame: Ongoing.*	Program II.14 has been reviewed and implemented. This program provides for a great range of housing types, by allowing local builders to develop unique housing types and potentially reduce costs if there is an owner-builder developing the lot. This program remains appropriate and will be kept in the Housing Plan as Program II.21.
II.15 At Risk Affordable Multi-Family Developments: The City will assist non-profit housing corporations or any another entities seeking to acquire and maintain government-assisted housing developments that could convert to market rate housing. Acquisition will be by negotiated sale. The City will seek or support developer applications for available state, federal, and other grant or loan programs to acquire or rehabilitate such units, if necessary, to preserve their use for extremely low-, very low-, and low-income households. To insure sufficient time to prevent the conversion of income-restricted units, the City will maintain a database of all assisted rental units which will include, address, ownership information, and date of possible conversion. *Time Frame: On-going.*	Accomplishments: No assisted multi-family rental developments were at-risk of conversion to market rate during the 5th Housing Element implementation period. *Status:* While there were no at-risk units during the 5th Cycle, this program remains appropriate by ensuring appropriate actions are taken in the event an assisted multi-family rental development becomes at-risk of conversion to market rate. This program will be kept in the Housing Plan as Program II.22.

Table VI-2: Description of Achievements from Previous 2013 – 2021 Housing Element	
Action Program	**Accomplishments / Status**
II.16 Design Review Committee: 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. *Time Frame:* *Ongoing.*	Accomplishments: The Design Review Committee continues to review projects and provide input to facilitate project processing. During the 2018 APR period, the Design Review Committee met to review the proposed project at 437 Russell Street. On December 15, 2018, the Planning Commission approved the design review. During the 2019 APR period, the Design Review Committee met on October 3, 2019 to review the design element of the LDS (Crowne Communities) projects. *Status:* Program II.16 has been reviewed and implemented as appropriate. This program continues to provide a mechanism for consolidated comments and input from City departments to streamline project review and provide an opportunity for project applicants to proactively work with multiple departments and entities to resolve potential issues. This program continues to be appropriate and effective. This program will be kept in the Housing Plan as Program II.23.
II.17 In Lieu Fee: The City shall revise its in-lieu fee ordinance for affordable housing to more accurately reflect the actual cost of producing an affordable unit. *Time Frame:* *December 2014.*	Accomplishments: During the 2019 APR period, the City approved revised in lieu fees required by the Inclusionary Housing Ordinance for low and very low unit obligation proposed by the developers for the Walnut Lane 10 and Farmstead projects, with a recommendation from the AHSC for the fee revisions. *Status:* Program II.17 has been reviewed and implemented as appropriate. This program is appropriate for continuation to ensure the City's in-lieu fee ordinance for affordable housing accurately reflects the cost of producing an affordable unit. This program will be revised to ensure that the fee is reviewed every two years, at a minimum, to ensure it does not become a constraint to development while also serving the purpose of adequately addressing the cost to construct affordable housing. This program will be kept in the Housing Plan as Program II.24.

Table VI-2: Description of Achievements from Previous 2013 – 2021 Housing Element	
Action Program	**Accomplishments / Status**
II.18 Universal Design: The City shall require that new residential subdivisions incorporate universal design features into at least 5%, or higher percentage if required by federal or state regulations applicable to a specific project, of the single-family residences to assist persons with disabilities. The City will also expand eligibility for its low-income, owner-occupied rehabilitation program to include non-senior disabled households. *Time Frame:* *Ongoing.*	Accomplishments: This City continues to review projects and ensure that new subdivisions in corporate universal design features. The City required Universal Design Features were implemented consistent with this program for the 18-lot residential project by Crowne Development and the 54-unit Walnut 10 project. *Status:* This is an ongoing effort and has resulted in 4 units accessible to disabled persons. This program is continued in the Housing Plan as Program II.5, with an increased requirement of 10% accessible units in a development to better meet needs of disabled persons, and is augmented by the new Program II.26, which ensures that new construction projects are reviewed for compliance with the State's accessibility standards.
II.19 Homeowner Training: 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. *Time Frame:* *Ongoing.*	Accomplishments: Homeowner training was provided during the 5th Cycle Housing Element period to moderate income households. While there were no new affordable homeownership units created during the 2013 to 2019 APR periods, moderate income resale units during the 2019 APR period received homeowner training and income certification. *Status:* This is an ongoing effort. While the resale agreement for existing ownership units are already in place and cannot be modified to require homeowner training, this program will be expanded to ensure that homeowners purchasing resale units are offered the opportunity for homeownership counseling and given a handout related to resources for new homeowners. This program is revised and continued in the Housing Plan as Program II.27.

Table VI-2: Description of Achievements from Previous 2013 – 2021 Housing Element	
Action Program	**Accomplishments / Status**
II.20 Housing Diversification: The City seeks to provide a variety of housing types and will continue to implement Zoning Ordinance provisions to provide a variety of housing types, including emergency shelters, supportive and transitional housing, manufactured housing, second units, single room occupancies, mixed use housing, and multi-family housing. As described in the Housing Needs Assessment, the City is currently and historically an agricultural community and many of its residents provide farm labor. The City will continue to allow farmworker housing as set forth in the Zoning Ordinance. *Time Frame: Ongoing.*	Accomplishments: In 2017, City Council adopted Ordinance 2017-01, amending existing second residential unit regulation to bring them into compliance with 2017 ADU state law. Adoption of the changes aligned Winters' Municipal Code for ADUs with the changes in state law resulting from SB 1069 and companion bill AB 2299. As such, the changes reflect the City "seeking to provide a variety of housing types and will continue to implement Zoning Ordinance provisions to provide a variety of housing types" to include second units. Since adoption of Ordinance 2017-01, one ADU application was approved and permitted during 2018, three additional ADU applications were approved and permitted during 2019 and one ADU (permitted prior to 2018) was completed, one ADU was approved and permitted during 2020, and two ADUs were approved and permitted in 2021. To date, four of the eight ADU projects have received certificates of occupancy. *Status:* This program has been effective in reducing constraints to ADU development and encouraging ADUs. Following the City's revisions to the Zoning Ordinance in 2017, State law was further revised in 2019 to provide additional regulations related to standards for ADUs. Currently, the City of Winters Zoning Code is not up to date with current State Housing Law. Program II.20 will be revised to ensure the City of Winters updates their Zoning Code to be consistent with State Law, which in turn would support a more diverse housing variety (see Program II.11 in the Housing Plan).
II.21 Reasonable Accommodations: The City shall continue to implement its written procedures for requests of reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies, and procedures. *Time Frame: Ongoing.*	Accomplishments: During the 5th Cycle Housing Element implementation period, City staff assisted a resident of the Winters Village Apartments with a request to be transferred to a ground floor apartment due to medical necessity. Staff successfully worked with property manager to grant the request for accommodation *Status:* This is an ongoing effort. This program continues to be appropriate and effective in ensuring accommodations are made to address requests for reasonable accommodation. This program is continued in the Housing Plan as Program II.29.

VII. OTHER REQUIREMENTS

A. ENERGY CONSERVATION OPPORTUNITIES

Government Code Section 65583(a)(7) requires that a housing element contain an analysis of opportunities for energy conservation with respect to residential development. The purpose of this analysis is to ensure the locality has considered how energy conservation can be achieved in residential development and how energy conservation requirements may contribute to reducing overall development costs and, therefore, increasing the supply and affordability of units.

The City of Winters does not operate, nor is it responsible for producing or operating, any electrical or other power sources to provide energy supplies to residential customers. However, the Building Division of the Community Development Department is charged with the responsibility of enforcing State Energy Efficiency Standards for Residential and Non Residential Buildings (Government Code Title 24, Part 6) in addition to all applicable sections of the California Building Standards Code.

The California Green Building Standards Code, Title 24, Part 11 of the California Code of Regulations (CALGreen) is California's first green building code and the most recent version (2019) has been adopted by Shasta County. The purpose of CALGreen is to improve public health, safety, and general welfare through enhanced design and construction of buildings using concepts that reduce negative impacts and promote those principles which have a positive environmental impact and encourage sustainable construction practices. CALGreen addresses: planning and design, energy efficiency, water efficiency and conservation, and environmental quality. It is the responsibility of builders and homeowners to comply with Title 24 standards, and for the County to enforce those standards through plan check and code compliance inspections. CALGreen includes mandatory measures for new residential development that address electric vehicle charging equipment and spaces, indoor and outdoor water efficiency requirements, energy measures adopted by the California Energy Commission, material conservation and efficiency standards that address construction waste, durability of construction materials, and recycling, and environmental quality.

NEW DEVELOPMENT

There are many opportunities for conserving energy in new, as well as existing, homes. New buildings, by design, can easily incorporate energy efficient techniques into the construction. The building envelope, which is everything that separates the interior of the building from the outdoor environment: the doors, windows, walls, foundation, roof, and insulation, works to keep a building warm in the winter and cool in the summer.

Constructing new homes with energy-conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. Examples of energy conservation opportunities include installation of insulation or storm windows and doors, use of natural gas instead of electricity, installation or retrofitting of more efficient appliances and mechanical or solar energy systems, and building design and orientation, which incorporates energy conservation considerations.

The City encourages energy conservation in residential projects. New subdivision and parcel reviews are considered in terms of street layout and lot design. Residential structures must meet the requirements of Title 24 (CalGreen) relating to energy conservation features of the California Building Standards Code.

RETROFIT

There are a number of methods available to improve conditions of existing structures and to decrease their energy demand, all of which fall under the general label of "retrofit." Among the most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating-air conditioning ducts and hot water heaters; weather stripping and caulking; night setback thermostats; spark ignited pilot lights; low-flow shower heads; window treatment to provide shade; and furnace efficiency modifications. The City of Winters Building Divisions monitor such modifications on substantial rehabilitation projects pursuant to the California Building Codes.

As described above, Valley Clean Energy and PG&E offer a range of weatherization, energy assistance, and energy efficiency programs. Additional funding sources available to the City and property owners include HUD-sponsored grants or subsidized loans to owners and tenants in residential, commercial and agricultural buildings for the purchase and installation of conservation and solar measures. These funds are disbursed through the state and provide financial assistance to consumers for solar and energy conservation improvements.

Weatherization in existing dwellings can greatly cut down heating and cooling costs. Weatherization is generally done by performing or improving attic insulation, caulking, weather stripping and storm windows, furnace efficiency modifications, and certain mechanical measures to heating and cooling systems. The U.S. Department of Energy allocates money to States for disbursement to community-based organizations.

Other means of energy conservation in residential structures includes proper design and location of windows, window shades, orientation of the dwelling in relation to sun and wind direction, and roof overhang to let the winter sun in and block the summer sun out.

The City encourages maintenance and rehabilitation of housing to maximize energy efficiency. The City's residential rehabilitation programs provides funding assistance for lower income households to rehabilitate their home and provide weatherization and energy retrofit improvements.

Energy Providers and Programs

The City is a member of Valley Clean Energy, which is the locally governed, no-for-profit electric generation provider for Davis, Woodland, Winters, and unincorporated Yolo County. Valley Clean Energy offers clean electricity and local control over electricity supply for the same cost. Valley Clean Energy provides information and links to various resources for energy efficient home improvements, including resources to assist with solar panels, low-e dual pane windows, smart/programmable thermostats, high efficiency electric appliances, high efficiency heating and cooling, attic, ceiling, and wall insulation, high efficiency lighting, high efficiency water heating, electric vehicle charging, and bundled energy efficiency improvements. While Valley Clean Energy buys cleaner energy for its customers, Pacific Gas and Electric (PG&E) delivers the electricity, handles billing, turns power off and on, maintains power lines, and resolves power outages. Customers have the option to opt-out of Valley Clean Energy and be served by PG&E.

Given the relatively recent upsurge in residential electrical rates, PG&E's Low-Income Energy Management Department initiated a number of energy-saving programs for residential customers to use to help in controlling escalating electrical costs. Among the key financial assistance programs are:

CARE (California Alternate Rates for Energy) This program is designed to aid lower-income households and provides a 20% discount on monthly energy bills and ensures that these customers are not subject to surcharges.

REACH (Relief for Energy Assistance through Community Help) This program is oriented toward lower-income customers who cannot pay their PG&E bill due to a sudden, unexpected financial hardship. It is a one-time payment through the Salvation Army with the help of donations from the utility's shareholders, employees, and others.

Energy Partners is a free weatherization program involving local utility contractors who work with lower-income customers to make their homes more energy efficient.

LIHEAP (Low-Income Home Energy Assistance Program) Lower-income households may qualify for financial assistance with energy bills and weatherization projects through the Department of Health and Human Services.

Services for Medical Baseline and Life-Support Customers. Residential customers dependent on life-support equipment and/or with special heating needs due to certain medical conditions may receive approximately 500 kilowatt-hours of electricity and/or 25 therms of gas per month, in addition to regular baseline quantities.

Balanced Payment Plan. This plan is designed for customers with substantially larger heating or cooling costs during extreme-weather months. PG&E charges customers the same each month based on average energy use for one year.

PG&E also offers a variety of rebate programs for heating, cooling, appliances, home improvements, pools, and lighting installations for qualified projects. Pamphlets and other literature describing these programs and other programs are readily available at PG&E offices, as well as the permit counter at the Department of Resource Management.

CITY OF WINTERS

The State has enacted a series of laws and executive orders aimed at mitigating climate change through decreasing greenhouse gas emissions. These laws and requirements establish greenhouse gas reductions target that require a multi-pronged approach to achieve.

To address compliance with the State's greenhouse gas reduction targets, the City is in the process of developing a Climate Action Plan. The Climate Action Plan will include measures addressing energy efficiency in buildings, including existing and new residential development, as well as energy reductions associated with water and waste, mobility, urban forest and open space, and municipal operations.

The City has established Program II.17, Energy Conservation and Solar Energy Use Program, to assure that the City continues to require energy-saving features in housing construction and rehabilitation projects and to ensure that residents and property owners have access to rehabilitation and weatherization loan and grant programs to assist with property improvements to increase energy efficiency.

B. CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

State law requires that the Housing Element contain a statement of "the means by which consistency will be achieved with other general plan elements and community goals" (California Government Code, Section 65583[c][6][B]). There are two aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements. The 1992 General Plan, as amended, includes Land Use, Transportation and Circulation, Public Facilities and Services, Recreation and Cultural Resources, Natural Resources, Health and Safety, and Community Design Elements.

The Housing Element is primarily a housing program assistance document, the implementation of which will not directly impact policies in other General Plan elements. Revisions were made to the Housing Element goals, policies, and programs as a result of this update; however, none of the revisions represent a significant change in policy or direction from the 2013 Housing Element in the context of the General Plan. None of the revisions to the Housing Element will conflict with the community's goals as reflected in the General Plan or with the specific policy guidance provided by the General Plan. The City has reviewed policies in the other elements of the General Plan and has concluded that none of those policies will impede the City's achievement of, or be inconsistent with, the policies of the adopted General Plan. Housing Element policies primarily relate to housing assistance, housing rehabilitation, equal housing opportunity, residential energy conservation, and other topics not directly affected by policies in the other General Plan elements. Residential energy conservation policies contained in the Housing Element will help contribute to the achievement of General Plan policies for resource conservation.

The General Plan has been reviewed as part of this update and no amendments are anticipated to be necessary for consistency with this update to the Housing Element. It is noted that the City will undertake a separate effort to amend the General Plan to comply with State laws that require various updates to General Plan elements, including:

- AB 162, Food Protection;
- SB 1241, Fire Hazard Management;
- SB 379, Climate Change (note: the City will be adopting revisions to address climate adaptation concurrently with or following the Housing Element Update); and
- SB 244 Disadvantaged Unincorporated Communities (note: there are no disadvantaged unincorporated communities in Winters, but the provisions of the law related to civil engagement must be addressed by the General Plan).

C. ZONING CODE AMENDMENTS.

As part of this 6th Cycle Housing Element update, additional amendments to the Zoning Code have been identified in the Housing Plan as part of Programs II.3, II.11, and II.13 to comply with State law and to remove constraints to housing related to the following topics:

- Accessory dwelling units,
- Residential care facilities,
- Low barrier navigation centers'
- Employee housing,
- Agricultural worker housing,
- Transitional and Supportive housing,
- Manufactured housing, and
- Density bonuses;
- Streamlined and ministerial review for eligible affordable housing projects consistent with Government Code 65583.2.

D. PRIORITY WATER AND SEWER SERVICE

Government Code Section 65589.7(a) requires public agencies and private entities providing water or sewer services to grant a priority for provision of these services to proposed developments that include housing units affordable to lower income households. The City of Winters is the public water and sewer service provider for the City. Policy II.B.7 of the Housing Plan identifies this requirement to ensure that priority for these services is granted to development projects that include housing for lower income households.

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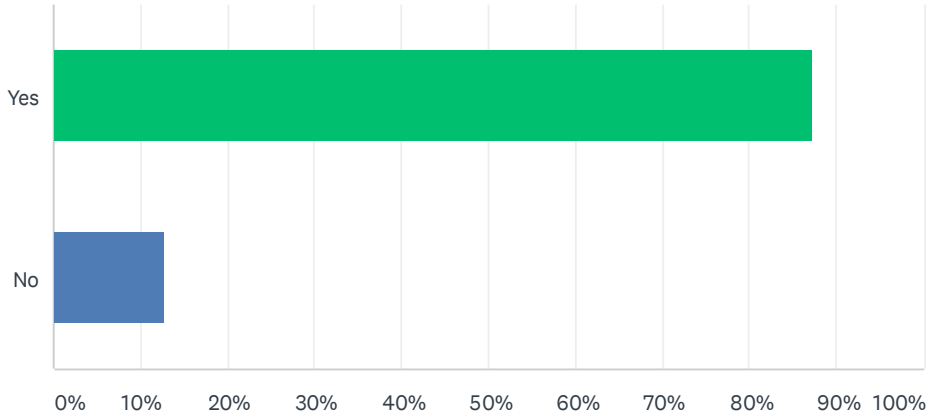
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APPENDIX A:
COMMUNITY HOUSING PRIORITIES AND NEEDS SURVEY RESULTS

Q1 Do you live in Winters?

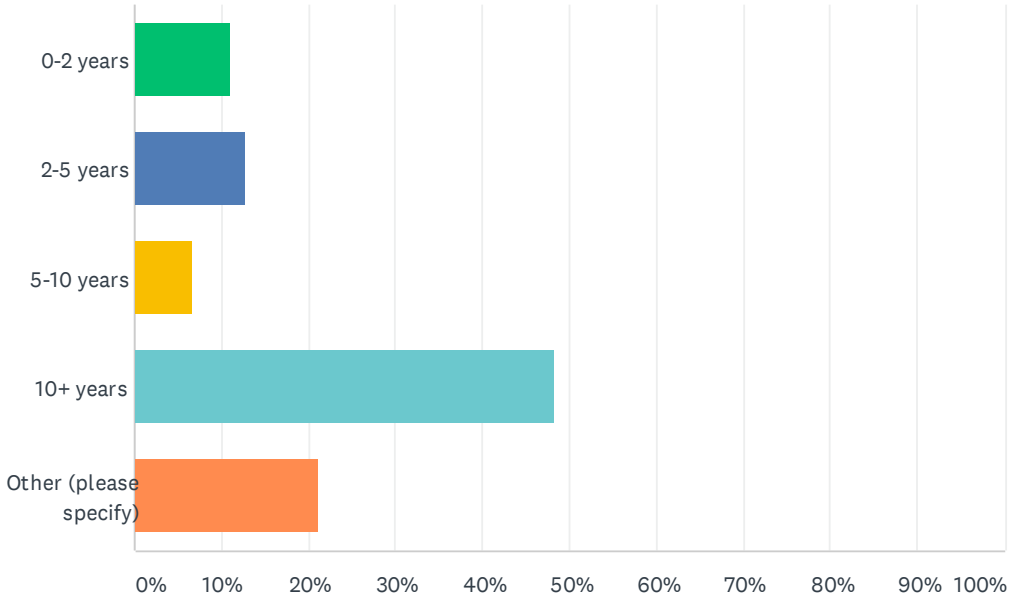
Answered: 140 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	87.14%	122
No	12.86%	18
TOTAL		140

Q2 How long have you lived in the City?

Answered: 118 Skipped: 22



ANSWER CHOICES	RESPONSES	
0-2 years	11.02%	13
2-5 years	12.71%	15
5-10 years	6.78%	8
10+ years	48.31%	57
Other (please specify)	21.19%	25
TOTAL		118

#	OTHER (PLEASE SPECIFY)	DATE
1	40+ years	4/12/2021 7:22 PM
2	44 years	4/9/2021 9:36 AM
3	30 years	4/8/2021 3:07 PM
4	Born and raised	4/7/2021 9:25 PM
5	33 years	4/7/2021 2:03 PM
6	21 yrs.	4/7/2021 10:47 AM
7	30 years	4/2/2021 12:56 PM
8	35 Years	3/28/2021 8:43 PM
9	31 years	3/25/2021 7:01 AM
10	Just west of city limit line	3/14/2021 1:06 PM
11	I've currently only been here less than a month but grew up here and have lived here off and on for an accumulative 25 years.	3/12/2021 12:47 PM

12	47 years	3/12/2021 10:37 AM
13	I grew up in Winters, moved out after college and then out of state for 13 yrs. I moved back here about 2 years ago to raise my kids.	3/12/2021 5:31 AM
14	50+ years	3/10/2021 7:26 PM
15	51 years	3/5/2021 10:22 PM
16	31 years	3/5/2021 12:46 PM
17	42 YEARS	3/5/2021 12:28 PM
18	+30 years	3/5/2021 9:35 AM
19	58 yrs	3/5/2021 8:31 AM
20	43 years	3/5/2021 8:17 AM
21	32 years	3/5/2021 7:34 AM
22	30 years	3/4/2021 7:20 PM
23	22 years	3/4/2021 4:40 PM
24	Lived in winters my entire childhood. Moved about at 19 but came back at 23 to start my family	3/4/2021 2:34 PM
25	30 years	3/3/2021 5:39 AM

Q3 What made you decide to live here? (Select all that apply)

Answered: 118 Skipped: 22

ANSWER CHOICES	RESPONSES	
Proximity to job/work	27.97%	33
Quality of housing stock	12.71%	15
Proximity to family and/or friends	40.68%	48
Affordability	32.20%	38
Quality of local school system	7.63%	9
Safety of neighborhood	43.22%	51
City services and programs	1.69%	2
Proximity to shopping and services	5.08%	6
Other (please specify)	38.98%	46
Total Respondents: 118		

#	OTHER (PLEASE SPECIFY)	DATE
1	Small town feel	4/15/2021 7:17 PM
2	My one of jobs moved here first. I got to know the town and the sense of community, and moved here nine months later.	4/10/2021 10:00 PM
3	Back in 1998, Winters was a small, wonderful, close knit community. Everyone was friendly and welcoming, with deep roots in the community. It was a vibe that we loved and wanted to share in. Also, just as important, it was taking care of one of its prize assets: Putah Creek. A community that looks after its natural resources is a community I want to live in. We also loved the small town vibe of the downtown area.	4/10/2021 2:14 PM
4	Born and raised	4/8/2021 8:59 PM
5	Large lot size in town (1/2 acre)	4/8/2021 5:24 PM
6	I grew up hear. I've lived here all my life	4/8/2021 3:07 PM
7	I love my community, want to live in the town I grow up in.	4/7/2021 9:25 PM
8	Hometown	4/7/2021 2:03 PM
9	Raised in winters	4/7/2021 10:47 AM
10	Born/raised here	4/2/2021 12:56 PM
11	Proximity to the Bay Area for recreation, parks and entertainment	3/29/2021 8:20 PM
12	The rural atmosphere	3/29/2021 4:39 PM
13	Found a lot to build on	3/28/2021 8:09 PM
14	Small town feel	3/27/2021 8:06 AM
15	community	3/25/2021 7:01 AM
16	Winters was close to my new job, but it was also a small, friendly community with a lot of civic minded people and so that's why I moved here instead of Sacramento or Davis.	3/24/2021 12:54 AM
17	Vibe of living in a great small town. CLose to Berryessa and other nature areas.	3/21/2021 1:52 PM

18	Ability to have a larger yard (moved here from Davis).	3/19/2021 1:18 PM
19	Small town feel	3/19/2021 10:36 AM
20	Agriculture work	3/14/2021 1:06 PM
21	We wanted to raise our kids in a sweet small town. It's the character and beautiful location that brought us here.	3/12/2021 9:43 PM
22	My mom moved me here as a kid.	3/12/2021 8:08 PM
23	Small town community	3/12/2021 2:27 PM
24	Its “small town” atmosphere; i.e., it’s not a big city and it’s quiet	3/12/2021 1:52 PM
25	Small town with culture	3/12/2021 1:39 PM
26	I moved here due to my ex husband finding employment in a local restaurant. Housing was in such short supply we lived in a travel trailer for the first 6 weeks we were in town. I've been in the same rental unit ever since. I can't afford to move from our former shared family home, so I am forced by the housing market to stay in a house that still holds the spectre of abuse from that marriage. My landlord is notorious for performing the least amount of maintaince possible on his units, and also rents several units in town. I have no ability to negotiate maintenance or repairs without jeopardizing my housing stability. I've fallen in love with the city of winters, and hope to stay here forever. I have no idea how I can afford to move to a new house, or even be lucky enough to buy a place here, given my current income status and relatively exhorbitant rent	3/12/2021 11:27 AM
27	Wife for her job proximity, Me because she was already here.	3/12/2021 9:56 AM
28	The small town. Not over populated. Very tight knit. Sense of community. Fairs & social events. But mostly we wanted to raise our kids in a small town.	3/12/2021 4:34 AM
29	Small community, quiet, peaceful	3/8/2021 4:21 PM
30	Attractive small town center	3/7/2021 12:37 PM
31	Quality of life in and around Winters	3/7/2021 11:48 AM
32	vibrant small town atmosphere,new housing, restaurants, music, breweries	3/7/2021 11:15 AM
33	Small town	3/6/2021 7:30 PM
34	Small town where everyone knows each other. Simply country living.	3/6/2021 9:07 AM
35	Small agricultural town.	3/6/2021 6:16 AM
36	Proximity to quality food, agriculture and size	3/5/2021 8:30 PM
37	Mix of city and rural feel. Small town. Downtown elements.	3/5/2021 8:03 PM
38	Proximity to quality food, agriculture and size	3/5/2021 3:21 PM
39	Alternative to Bay Area	3/5/2021 12:46 PM
40	Grew up in Winters	3/5/2021 8:31 AM
41	Born here and family	3/5/2021 8:17 AM
42	Quality of life	3/5/2021 7:13 AM
43	I grew up in winters and decided to move back after 13 years to raise my family.	3/5/2021 6:41 AM
44	I lived here at a child and I loved it. I have children of my own so I moved here myself. We love the school, we love the downtown area. We love the small town feel without having to drive very far to get to a Walmart.	3/5/2021 4:05 AM
45	Small town	3/4/2021 5:50 PM
46	Because it was a very small city	3/4/2021 2:11 PM

Q4 Do you currently own or rent your home?

Answered: 115 Skipped: 25

ANSWER CHOICES	RESPONSES	
I own my home	73.04%	84
I rent my home	21.74%	25
I live with extended family or with another household	2.61%	3
I rent a room in a home	1.74%	2
I am currently without permanent shelter	0.87%	1
TOTAL		115

Q5 Select the type of housing that best describes your current home.

Answered: 115 Skipped: 25

ANSWER CHOICES	RESPONSES	
Single-family home (detached)	82.61%	95
Duplex/attached home	3.48%	4
Multi-family home (apartment/condominium)	9.57%	11
Accessory Dwelling Unit, granny flat, guest house	1.74%	2
Mobile home	1.74%	2
Currently without permanent shelter	0.00%	0
Other (please specify)	0.87%	1
TOTAL		115

#	OTHER (PLEASE SPECIFY)	DATE
1	Home	4/7/2021 11:58 PM

Q6 How would you rate the physical condition of the residence you live in?

Answered: 115 Skipped: 25

ANSWER CHOICES	RESPONSES	
Sound: Very good to excellent condition and needs minimal repairs	68.70%	79
Minor : Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, missing shingles, etc.)	16.52%	19
Moderate: Needs one modest rehabilitation improvements (e.g., new roof, new wood siding, replacement of stucco, etc.)	6.09%	7
Substantial: Needs two or more major upgrades (e.g., new foundation, roof replacement, new plumbing, new electrical, etc.)	7.83%	9
Dilapidated: Building appears structurally unsound, unfit for human habitation in its current condition, and demolition or major rehabilitation is required	0.87%	1
TOTAL		115

Q7 How satisfied are you with your current housing situation?

Answered: 115 Skipped: 25

ANSWER CHOICES	RESPONSES	
I am very satisfied	52.17%	60
I am somewhat satisfied	25.22%	29
I am somewhat dissatisfied	13.04%	15
I am dissatisfied	5.22%	6
If you answered dissatisfied or somewhat dissatisfied please provide a reason below.	4.35%	5
TOTAL		115

#	IF YOU ANSWERED DISSATISFIED OR SOMEWHAT DISSATISFIED PLEASE PROVIDE A REASON BELOW.	DATE
1	Housing is unaffordable and non existent in the affordable price range for lower to moderate income people	4/7/2021 9:33 PM
2	House cost is so high and makes it difficult to buy a property	4/7/2021 10:57 AM
3	Winters has zero rights for renters. My landlord isn't awful, but there have been several instances where the ability to work with a mediator or third party would have been extremely helpful.	3/24/2021 12:56 AM
4	Proximity to downtown means noise and parking issue	3/12/2021 10:39 AM
5	would like larger lot to build a better home	3/10/2021 7:31 PM

Q8 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 114 Skipped: 26

ANSWER CHOICES	RESPONSES	
Room addition or accessory dwelling unit	25.44%	29
Roofing, painting, and general home repairs	37.72%	43
HVAC, solar, and electrical	23.68%	27
Landscaping	37.72%	43
Does not apply	26.32%	30
Other (please specify)	11.40%	13
Total Respondents: 114		

#	OTHER (PLEASE SPECIFY)	DATE
1	Rewiring home	4/15/2021 7:19 PM
2	I live in an apartment building. I have encouraged the management company to take some fire-safety measures and to add solar panels during a necessary remodel, but those haven't happened.	4/10/2021 10:05 PM
3	purchasing adjacent lot for more space	4/2/2021 12:58 PM
4	Kitchen remodel	3/28/2021 8:45 PM
5	over the course of 31 years I have done all of the above	3/25/2021 7:03 AM
6	bathroom updates	3/23/2021 7:52 PM
7	Plumbing issues galore and likely foundation issues as well	3/12/2021 1:54 PM
8	I rent. Upgrading is not my responsibility. It needs a new foundation, plumbing work, possible gutting of the perpetually flooded bathroom walls and complete renovation. And a new fence. Landscaping also, but I'm planting bulbs while we're here	3/12/2021 11:31 AM
9	Upgrade bathroom	3/12/2021 6:47 AM
10	larger lot for bigger house without having 2nd story	3/10/2021 7:31 PM
11	Major upgrades to bathrooms and kitchen.	3/5/2021 8:04 PM
12	all ready completed them	3/5/2021 9:38 AM
13	have already completed items 1-3, just continuing ongoing maintenance and more landscaping	3/2/2021 7:51 PM

Q9 Which of the following best describes your household type?

Answered: 115 Skipped: 25

ANSWER CHOICES	RESPONSES	
Single person household	13.91%	16
Single parent with children under 18	6.96%	8
Single person living with family	0.00%	0
Single person living with roomates	0.87%	1
Couple	32.17%	37
Couple with children under 18	33.04%	38
Couple living with roommates	0.87%	1
Adult head of household (non-parent) with children under 18	0.87%	1
Multi-generational family household (grandparents, parents, children, and/or grandchildren all under the same roof)	6.09%	7
Other (please specify)	5.22%	6
TOTAL		115

#	OTHER (PLEASE SPECIFY)	DATE
1	Single parent with child under 18 living with family	4/7/2021 10:57 AM
2	couple living with adult children	3/23/2021 7:52 PM
3	Couple with children above 18	3/12/2021 9:52 PM
4	Single parent with two children under 5, living with a roommate to afford rent. I have to share a bedroom with my children to stay in our lovely town	3/12/2021 11:31 AM
5	Mom with adult children	3/5/2021 9:27 AM
6	Couple with adult daughters	3/4/2021 5:00 PM

Q10 If you wish to own a home in Winters but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)

Answered: 96 Skipped: 44

ANSWER CHOICES	RESPONSES	
I cannot find a home within my target price range in Winters	29.17%	28
I do not currently have the financial resources for an appropriate down payment	13.54%	13
I do not currently have the financial resources for an adequate monthly mortgage payment	12.50%	12
I cannot find a home that suits my living needs in Winters (housing size, disability accommodations)	3.13%	3
I cannot currently find a home that suits my quality standards in Winters	2.08%	2
I do not currently wish to own or rent a home in Winters	0.00%	0
I already own a home in Winters	68.75%	66
Total Respondents: 96		

Q11 Do you think that the range of housing options currently available in the City of Winters meets your needs?

Answered: 98 Skipped: 42

ANSWER CHOICES	RESPONSES	
Yes	45.92%	45
No	54.08%	53
TOTAL		98

Q12 Do you think that the range of housing options currently available in the City meet the needs of the community?

Answered: 98 Skipped: 42

ANSWER CHOICES	RESPONSES	
Yes	17.35%	17
No	82.65%	81
TOTAL		98

Q13 What types of housing are most needed in the City of Winters? (Select all that apply)

Answered: 98 Skipped: 42

ANSWER CHOICES	RESPONSES	
Single family, small (less than 2,000 square foot home)	53.06%	52
Townhomes or Condominiums (multi-family ownership homes)	51.02%	50
Duplex, Triplex, and Fourplex	42.86%	42
Single family, medium to large (2,000 square foot home or larger)	36.73%	36
Tiny homes or tiny home villages	35.71%	35
Apartments (multi-family rental homes)	33.67%	33
Co-housing (individual homes that are part of larger development with shared common space, such as kitchen, living, recreation, and garden areas)	27.55%	27
Duplex, Triplex, and Fourplex	24.49%	24
Other (please specify)	22.45%	22
Accessory Dwelling Unit	19.39%	19
Total Respondents: 98		

#	OTHER (PLEASE SPECIFY)	DATE
1	Casas para personas de bajos y medianos Ingresos.	4/14/2021 3:49 PM
2	We need housing to address the "missing middle." We also need housing types mixed together more. I'd like to see a diversification away the monocrops of single-family homes in many neighborhoods.	4/10/2021 10:29 PM
3	Low income housing	4/8/2021 9:06 PM
4	1/3 acre lots and larger with custom or semi-custom homes. Much like what is on Hemenway across from the high school.	4/2/2021 1:05 PM
5	Lots over 10k sq. Ft.	3/28/2021 8:21 PM
6	senior	3/21/2021 1:56 PM
7	We need a variety of affordable housing options. More sustainable. More infill.	3/12/2021 9:51 PM
8	More affordable homes in general	3/12/2021 2:02 PM
9	Something to rent that IS NOT section 8 or for only old people	3/12/2021 12:43 PM
10	Low income mixed use development. We have no place to house restaurant, farm, and factory workers. My very low income working class demographic provides the industry that makes Winters what it is, and yet there is no place for us	3/12/2021 11:39 AM
11	Middle income	3/12/2021 10:57 AM
12	Custom homes	3/12/2021 10:06 AM
13	There needs to be more of a mix upgraded homes 2000 sq ft and more along with homes under 2000sq ft med priced	3/12/2021 6:54 AM
14	single lots so one can build his own house and not cookie housing. present housing looks like	3/10/2021 7:44 PM

	row houses in NewYork	
15	None. The city is too big already. Keep winters a small town.	3/6/2021 9:15 AM
16	Luxury homes	3/5/2021 8:35 PM
17	A city owned, or managed, trailer park.	3/5/2021 3:34 PM
18	Large lots, luxury houses	3/5/2021 3:11 PM
19	none	3/5/2021 2:43 PM
20	Casas bajos ingresos	3/5/2021 9:35 AM
21	Market rate apartments	3/5/2021 8:38 AM
22	Large homes with large lots. New homes don’t have yards for kids	3/5/2021 7:41 AM

Q14 How important are the following housing priorities to you and your family?

Answered: 97 Skipped: 43

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL
Provide more housing for all income levels	64.95% 63	19.59% 19	14.43% 14	1.03% 1	97
Housing affordable to working families	76.29% 74	15.46% 15	7.22% 7	1.03% 1	97
Ensure that children who grow up in Winters can afford to live in Winters	64.95% 63	23.71% 23	9.28% 9	2.06% 2	97
Integrate affordable housing throughout the community to create mixed-income neighborhoods	51.55% 50	24.74% 24	20.62% 20	3.09% 3	97
Ensure all persons and households have fair and equitable access to housing and housing opportunities	61.86% 60	19.59% 19	15.46% 15	3.09% 3	97
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	46.88% 45	27.08% 26	17.71% 17	8.33% 8	96
Support fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures	42.71% 41	27.08% 26	22.92% 22	7.29% 7	96
Sustainable, walkable development (housing within walking distance to services, schools, and/or the downtown)	57.29% 55	29.17% 28	12.50% 12	1.04% 1	96
Provide ADA-accessible housing	44.21% 42	35.79% 34	13.68% 13	6.32% 6	95
Lease-to-own housing (condominiums, apartments)	31.58% 30	32.63% 31	29.47% 28	6.32% 6	95
Create more mixed-use (commercial/office and residential) projects to bring different land uses closer together	29.79% 28	31.91% 30	30.85% 29	7.45% 7	94
Rehabilitate existing housing	34.41% 32	45.16% 42	17.20% 16	3.23% 3	93

Q15 Are there any populations or persons that need additional housing types or dedicated policies and programs to ensure they can access housing in Winters?

Answered: 98 Skipped: 42

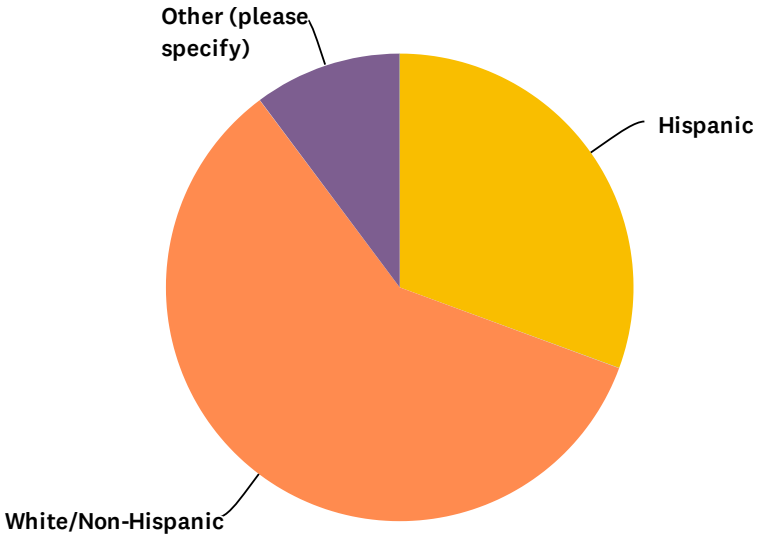
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Farmworkers	52.13% 49	31.91% 30	8.51% 8	7.45% 7	94	1.71
Seniors	52.17% 48	28.26% 26	11.96% 11	7.61% 7	92	1.75
Single Parent Head of Households	45.74% 43	32.98% 31	12.77% 12	8.51% 8	94	1.84
Persons with a disability, including developmental	40.82% 40	36.73% 36	9.18% 9	13.27% 13	98	1.95
Large families (5 or more persons)	34.74% 33	34.74% 33	21.05% 20	9.47% 9	95	2.05
Homeless persons or at risk of homelessness	34.69% 34	29.59% 29	26.53% 26	9.18% 9	98	2.10

#	OTHER (PLEASE SPECIFY)	DATE
1	We need housing (and services) that allow people to age in place, or make it so people wouldn't have to move if they become disabled. We need housing that acknowledges many different household sizes, types, and income levels. Some singles or couples without children don't want or can't afford a great big house. Might ADA-accessible ADUs allow for multigenerational families to live close together? I'm having a hard time answering this because some policies needed are not housing policies.	4/10/2021 10:29 PM
2	Spanish speaking working class families	4/9/2021 9:41 AM
3	Couples with 1-3 kids - young families want to move to Winters but are often priced out and settle in Woodland	4/2/2021 1:05 PM
4	Most jobs in town are under $20/hour and no one can afford Jack squat	3/12/2021 2:02 PM
5	EVERYONE ELSE who works and isn’t section 8 but still can’t afford anything here	3/12/2021 12:43 PM
6	I cried when I saw that even when I was at the top of my career, I was salaried firmly in the very low income bracket. It's so unfair. There has to be a way to bring justice and equity into our housing. People who work here, can't afford to live here. If we manage to claw our way into a home, we can't afford to partake in all the elements that make Winters unique. Working in a restaurant, even in a management position, but being unable to afford to eat in that restaurant is a special kind of class torture	3/12/2021 11:39 AM
7	Working class families. We have enough low income but nothing for middle class.	3/12/2021 10:57 AM
8	Students and single young adults with entry level jobs	3/7/2021 12:49 PM
9	We need more high end housing ($1m+)	3/5/2021 8:35 PM
10	We need more high end housing ($1m+)	3/5/2021 3:28 PM
11	Single persons that are the in between low to moderate income without kids	3/5/2021 8:29 AM
12	Need an assisted senior living community so people that have lived in winters for 80 years don’t have to leave because they need help	3/5/2021 7:41 AM

13	Homes for downsizing or small first time owners. Condos or apartments for middle income people	3/4/2021 5:08 PM

Q16 What is your race/ethnicity?

Answered: 98 Skipped: 42



ANSWER CHOICES	RESPONSES	
African American	0.00%	0
Asian	0.00%	0
Hispanic	30.61%	30
Native American	0.00%	0
White/Non-Hispanic	59.18%	58
Other (please specify)	10.20%	10
TOTAL		98

#	OTHER (PLEASE SPECIFY)	DATE
1	American	3/28/2021 8:21 PM
2	Pacific Islander	3/12/2021 10:01 PM
3	Mixed- white and native	3/12/2021 2:02 PM
4	Mayflower decedent (Northern Europe)	3/10/2021 7:44 PM
5	South Asian from India	3/8/2021 4:27 PM
6	n/a	3/7/2021 11:57 AM
7	Mix	3/6/2021 6:28 AM
8	not important unless your a racist	3/5/2021 9:46 AM
9	Why are you asking this question, racism?	3/5/2021 8:38 AM
10	Not important	3/5/2021 7:41 AM

Q17 Do any of the following apply to you or someone in your household (check all that apply):

Answered: 83 Skipped: 57

ANSWER CHOICES	RESPONSES	
Ages 55 to 64	30.12%	25
Ages 65 or over	34.94%	29
Large family (5 or more people)	8.43%	7
Farmworker	7.23%	6
A single female head of household with children	10.84%	9
A single male head of household with children	3.61%	3
Children under 18	40.96%	34
Have a developmental disability	3.61%	3
Have a disability (non-developmental)	14.46%	12
Total Respondents: 83		

Q18 What housing challenges have you experienced?

Answered: 94 Skipped: 46

	YES	NO	TOTAL
I am concerned about my rent going up to an amount I can't afford.	24.73% 23	75.27% 70	93
I struggle to pay my rent or mortgage payment.	17.20% 16	82.80% 77	93
I am concerned that if I ask my property manager or landlord to repair my home that my rent will go up or I will be evicted.	15.05% 14	84.95% 79	93
My home is in poor condition and needs repair.	15.05% 14	84.95% 79	93
I have been discriminated against when trying to rent housing.	5.38% 5	94.62% 88	93
I need assistance with understanding my rights related to fair housing.	13.98% 13	86.02% 80	93
I am concerned that I may be evicted.	8.70% 8	91.30% 84	92
I need assistance finding rental housing.	7.61% 7	92.39% 85	92
My home is not big enough for my family or household.	22.83% 21	77.17% 71	92
There is a lot of crime in my neighborhood.	4.35% 4	95.65% 88	92
I cannot find a place to rent due to bad credit, previous evictions, or foreclosure.	4.40% 4	95.60% 87	91
I have been discriminated against when trying to purchase housing.	0.00% 0	100.00% 90	90

Q19 Do you or someone in your family have any of the following specific housing needs? Please check all that apply.

Answered: 27 Skipped: 113

ANSWER CHOICES	RESPONSES	
Assisted living for senior (55 and over) that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	51.85%	14
Senior independent living (senior single family community or senior apartments)	44.44%	12
Assisted living for disabled persons that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	29.63%	8
Daily living assistance and services to be able to live independently.	29.63%	8
Independent living for someone with a disability	25.93%	7
Supportive services to find and obtain housing.	22.22%	6
Supportive or transitional housing that provides services and support to avoid homelessness	7.41%	2
Emergency shelter	3.70%	1
Total Respondents: 27		

Q20 Looking at the map above, please rank the order of the potential new development areas, with #1 being the most favorable location and #9 being the least favorable location for multifamily housing.

Answered: 79 Skipped: 61

	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
North Winters - A	11.11% 8	9.72% 7	1.39% 1	5.56% 4	11.11% 8	5.56% 4	11.11% 8	15.28% 11	29.17% 21	72	6.08
North Winters - C	2.74% 2	5.48% 4	15.07% 10	15.07% 10	6.85% 6	8.22% 6	15.07% 11	9.59% 8	21.92% 17	74	5.95
Infill Area	16.22% 12	9.46% 7	2.70% 2	8.11% 6	10.81% 8	10.81% 8	8.11% 6	12.16% 9	21.62% 16	74	5.43
North Winters - B	8.33% 6	15.28% 11	13.89% 9	6.94% 4	12.50% 9	12.50% 9	9.72% 7	15.28% 12	5.56% 6	73	5.05
Southwest Grant Ave Corridor	6.94% 5	13.89% 10	16.67% 12	11.11% 8	11.11% 7	9.72% 8	11.11% 8	12.50% 9	6.94% 5	72	4.85
Olive Grove Subdivision	2.82% 2	12.68% 9	7.04% 5	21.13% 15	21.13% 15	9.86% 7	14.08% 10	7.04% 5	4.23% 3	71	4.92
LDS Subdivision	11.27% 8	11.27% 8	16.90% 12	5.63% 4	19.72% 14	16.90% 12	7.04% 5	7.04% 5	4.23% 3	71	4.51
Southeast Grant Ave Corridor	16.90% 12	21.13% 15	14.08% 10	7.04% 5	7.04% 5	11.27% 8	8.45% 6	9.86% 7	4.23% 3	71	4.08
Northeast Grant Ave Corridor	30.14% 22	5.48% 4	10.96% 8	16.44% 12	10.96% 8	5.48% 4	6.85% 5	10.96% 8	2.74% 2	73	3.88

Q21 Looking at the map above, please rank the order of the potential new development areas, with #1 being the most favorable location and #9 being the least favorable location for single family housing.

Answered: 73 Skipped: 67

	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
Southeast Grant Ave Corridor	1.54% 1	10.77% 7	4.62% 3	10.77% 6	7.69% 5	13.85% 9	26.15% 17	18.46% 13	6.15% 4	65	5.94
Infill Area	13.64% 9	6.06% 4	6.06% 4	9.09% 6	9.09% 4	10.61% 7	4.55% 3	7.58% 5	33.33% 24	66	5.94
Southwest Grant Ave Corridor	8.82% 6	8.82% 6	11.76% 6	5.88% 3	8.82% 7	7.35% 5	14.71% 11	26.47% 18	7.35% 6	68	5.71
Olive Grove Subdivision	4.55% 3	7.58% 5	16.67% 11	18.18% 10	10.61% 7	19.70% 13	10.61% 7	7.58% 7	4.55% 3	66	5.02
Northeast Grant Ave Corridor	13.64% 9	6.06% 4	13.64% 7	6.06% 4	22.73% 16	13.64% 9	9.09% 6	4.55% 3	10.61% 8	66	4.94
North Winters - A	23.08% 15	15.38% 10	9.23% 6	6.15% 4	6.15% 4	3.08% 2	7.69% 5	4.62% 3	24.62% 16	65	4.68
North Winters - C	16.18% 11	7.35% 5	13.24% 9	11.76% 8	17.65% 12	5.88% 4	11.76% 8	7.35% 5	8.82% 5	68	4.62
North Winters - B	5.88% 4	23.53% 16	16.18% 11	14.72% 10	5.88% 4	8.82% 6	2.94% 2	17.65% 12	4.41% 3	68	4.44
LDS Subdivision	20.63% 13	20.63% 13	7.94% 5	14.29% 9	15.87% 10	7.94% 5	6.35% 4	3.17% 2	3.17% 2	63	3.68

Q22 Looking at the map above, please rank the order of the potential new development areas, with #1 being the most favorable location and #9 being the least favorable location for walkable, sustainable developments that provide a mix of housing types.

Answered: 70 Skipped: 70

	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
North Winters - C	5.00% 3	1.67% 1	11.67% 7	15.00% 9	6.67% 4	13.33% 8	16.67% 10	11.67% 7	18.33% 11	60	5.92
Southwest Grant Ave Corridor	8.06% 5	14.52% 9	9.68% 5	9.68% 5	8.06% 5	9.68% 5	6.45% 4	17.74% 12	16.13% 11	62	5.52
North Winters - A	10.00% 6	18.33% 11	5.00% 3	10.00% 6	11.67% 7	3.33% 2	10.00% 6	8.33% 5	23.33% 14	60	5.27
North Winters - B	6.45% 4	14.52% 9	9.68% 6	8.06% 5	14.52% 9	12.90% 8	12.90% 8	16.13% 10	4.84% 3	62	5.10
Southeast Grant Ave Corridor	12.31% 8	13.85% 9	7.69% 4	10.77% 6	13.85% 10	9.23% 6	18.46% 12	9.23% 7	4.62% 3	65	4.85
Northeast Grant Ave Corridor	11.29% 7	4.84% 3	12.90% 8	14.52% 9	12.90% 8	16.13% 10	9.68% 6	12.90% 8	4.84% 3	62	4.94
Infill Area	27.42% 17	6.45% 4	12.90% 8	6.45% 3	4.84% 3	12.90% 8	3.23% 2	9.68% 7	16.13% 10	62	4.58
Olive Grove Subdivision	9.38% 6	18.75% 12	17.19% 11	14.06% 9	10.94% 7	4.69% 3	6.25% 4	7.81% 5	10.94% 7	64	4.94
LDS Subdivision	21.31% 13	16.39% 10	11.48% 7	9.84% 6	19.67% 12	6.56% 4	6.56% 4	3.28% 2	4.92% 3	61	3.82

Q23 Are there any other areas of the City where you think new multifamily housing development might be appropriate?

Answered: 35 Skipped: 105

#	RESPONSES	DATE
1	I think that both types of housing should be in all of the above spaces. I don't have a preference.	4/18/2021 9:49 PM
2	Where ever there is space	4/9/2021 9:03 PM
3	Provide financial assistance/incentive for Mariana Nut Co. and Double M Trucking to move out of the center of Winters. These two locations are THE PRIME areas for multi-family housing in Winters. Relocating both companies to the Southeast or Northeast Grant Corridor areas would make possible a re-birth, an entire new chapter, in the core of Winters. This is the 800 lb. gorilla in the room when it comes to the IDEAL place to locate multifamily housing.	4/9/2021 9:22 AM
4	Don’t know	4/7/2021 11:28 AM
5	Northeast Grant area is large enough to place apartments nearest the stores, and SFR lots over 7500sq ft toward the north end with parks, and commercial along Grant Ave	4/2/2021 1:11 PM
6	Southeast grant Ave corridor, and northeast grant Ave.	3/29/2021 4:50 PM
7	Senior or over 55 community with mix of single family, duplex, Tri and fourplex homes like at Oakmont in Santa Rosa area Noth winters are c near access to Bally oak bike trails	3/29/2021 11:36 AM
8	No	3/28/2021 9:06 PM
9	Multifamily housing is appropriate in every part of Winters. Every single neighborhood and all future developments should be mixed income developments!!!	3/27/2021 8:17 AM
10	really anywhere, we need more apartments, smaller starter type of homes, etc. There are too many too large and too expensive options.	3/23/2021 8:19 PM
11	Outside of the existing city limits, within the sphere of influence.	3/16/2021 1:50 PM
12	Within current City limits, infill, no new development without planning by the Citizens, according to recently approved Measure A!	3/14/2021 1:24 PM
13	Redo the horrible housing by the high school.	3/12/2021 10:08 PM
14	I don’t know the city well enough to comment as all my time is spent working in order to support myself on minimum wage	3/12/2021 2:09 PM
15	Not toward fire zones	3/12/2021 12:46 PM
16	I like the new development happening on southeast grant. I feel that area is the most able to be developed into low income mixed use housing, with multi story dwellings with retail at the base near grant, tapering to apartment complex and duplex/townhomes as it approaches currently built homes. The northeast portion of grant is second best for low income, and has room for several moderate income single family homes coming off the walnut sub division, and filling in towards grant with low income mixed use development	3/12/2021 11:51 AM
17	No	3/12/2021 11:03 AM
18	Along railroad in North Winters A & B. Southeast Grant Ave Corridor for mixed-use multi family	3/12/2021 10:17 AM
19	Downtown work and live spaces with underground parking	3/12/2021 7:00 AM
20	No	3/12/2021 6:57 AM
21	Any of the areas for infill or where developments have already occurred. I do not support any but the most slight development of any kind north of Winters.	3/12/2021 4:24 AM

22	across the creek to the south, within walking distance from town	3/10/2021 8:00 PM
23	I think all locations within a few blocks of Main & Railroad should be zoned for at least medium density development. Having locations really close to the heart of town zoned low density seems exclusionary. The center of town is exactly where we should want to allow more people to live, so that we can accommodate our growing population while giving more people walkable access to downtown businesses and simultaneously preserving the precious farmland and open space outside of town.	3/7/2021 1:12 PM
24	No. No more housing for our small town. Please.	3/6/2021 9:28 AM
25	Mariani parking lots, Double M Trucking	3/5/2021 3:16 PM
26	No more housing developments	3/5/2021 2:47 PM
27	No	3/5/2021 1:06 PM
28	no	3/5/2021 9:54 AM
29	No	3/5/2021 9:32 AM
30	North of Northeast Grant	3/5/2021 8:39 AM
31	No	3/5/2021 7:46 AM
32	No	3/4/2021 4:49 PM
33	No	3/4/2021 2:43 PM
34	Second story main street.. after earthquake improvements	3/4/2021 1:00 PM
35	MM trucking yard, lots on Grant Ave near District Office and across from Waggoner	3/2/2021 8:07 PM

Q24 Are there any other areas of the City where you think other housing types might be appropriate? Please describe.

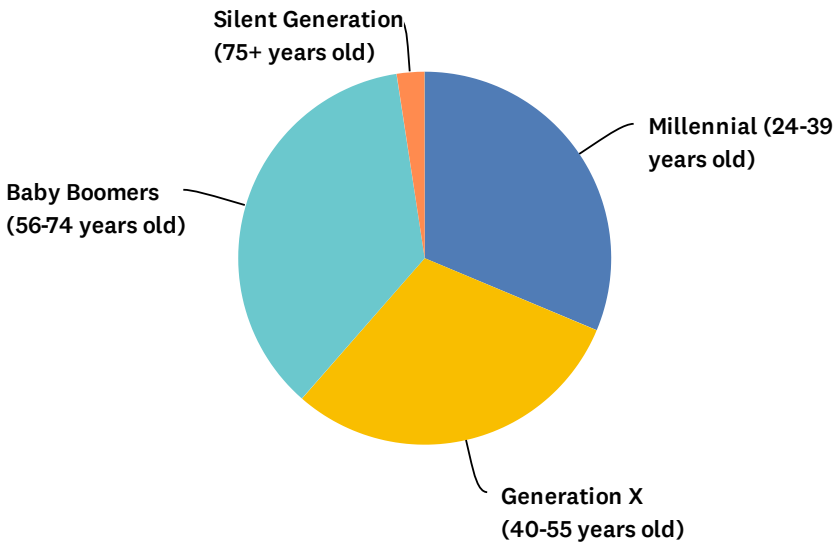
Answered: 35 Skipped: 105

#	RESPONSES	DATE
1	There should be a mix of housing types across the city mixed together. The development of single type subdivisions should be discouraged, we have too much of that already.	4/12/2021 7:41 PM
2	I'd like Winters to get away from bimodal housing types (big and expensive houses, and large apartment complexes), and housing monocultures (neighborhoods of all one type of housing).	4/10/2021 10:53 PM
3	See response to the previous question.	4/9/2021 9:22 AM
4	Don't know	4/7/2021 11:28 AM
5	Northwest C would be great for 1/4 acre lots and above with semi-custom homes.	4/2/2021 1:11 PM
6	Use the space better downtown. Rework the block downtown that has the gym and Buckhorn catering, and the Chinese restaurant and other retail - change to multi-story mixed-use housing with expanded retail too. The Wells Fargo corner downtown seems very inefficiently used with awkward parking lots - that whole corner region including the laundry could accommodate a lot more retail plus residential mixed use if redesigned. Parking is already urgently needed downtown; maybe a small parking deck where the gym building is, and then mixed use along the whole side of the street that has the Chinese restaurant, plus the Wells Fargo corner region.	3/29/2021 8:37 PM
7	Assisted living home or two within multiple types of housing near by with single family homes to offer Spence of community	3/29/2021 11:36 AM
8	No	3/28/2021 9:06 PM
9	Condos or apartments above building downtown. Also some of the areas near and around Mariani, the old TruValue, etc.	3/23/2021 8:19 PM
10	Outside of the existing city limits, within the sphere of influence.	3/16/2021 1:50 PM
11	Infill	3/14/2021 1:24 PM
12	Anywhere there is space	3/12/2021 12:46 PM
13	The big infill area on third and abby could be a multi unit dwelling, as could the big field south of the safety center	3/12/2021 11:51 AM
14	Townhomes for working class people to own.	3/12/2021 11:03 AM
15	R1 Custom homes on Southwest grant ave Corridor	3/12/2021 10:17 AM
16	Townhomes or condos somewhere within walking distance of downtown	3/12/2021 7:00 AM
17	No	3/12/2021 6:57 AM
18	No more new housing please	3/12/2021 6:53 AM
19	none that I can think of	3/12/2021 4:24 AM
20	I think all locations within a few blocks of Main & Railroad should be zoned for at least medium density development. Having locations really close to the heart of town zoned low density seems exclusionary. The center of town is exactly where we should want to allow more people to live, so that we can accommodate our growing population while giving more people walkable access to downtown businesses and simultaneously preserving the precious farmland and open space outside of town.	3/7/2021 1:12 PM
21	no	3/7/2021 12:00 PM

22	No. No more housing for our small town. Please.	3/6/2021 9:28 AM
23	North winters a and b should be very large parcels to accommodate those who want to have small agricultural projects.	3/6/2021 6:46 AM
24	North Winters B should be split at Moody Slough and north of Moody Slough high end (large lot), $1m homes should be encouraged	3/5/2021 8:48 PM
25	Use part of the city property on Moody Slough Road to build a new trailer park.	3/5/2021 4:00 PM
26	no	3/5/2021 2:47 PM
27	No	3/5/2021 1:06 PM
28	no	3/5/2021 9:54 AM
29	No	3/5/2021 9:32 AM
30	No	3/5/2021 8:39 AM
31	Assisted senior living in infill areas or at the site of the old kindergarten	3/5/2021 7:46 AM
32	No	3/4/2021 4:49 PM
33	No	3/4/2021 2:43 PM
34	Abbey street	3/4/2021 1:00 PM
35	be great to get 2nd stories of downtown buildings earthquake retrofitted for mixed use housing	3/2/2021 8:07 PM

Q25 What age range most accurately describes you?

Answered: 83 Skipped: 57



ANSWER CHOICES	RESPONSES	
Gen Z (0-23 years old)	0.00%	0
Millennial (24-39 years old)	31.33%	26
Generation X (40-55 years old)	30.12%	25
Baby Boomers (56-74 years old)	36.14%	30
Silent Generation (75+ years old)	2.41%	2
TOTAL		83

Q26 Please describe any additional housing comments or concerns you would like to share with the City.

Answered: 56 Skipped: 84

#	RESPONSES	DATE
1	Que la ciudad tenga mas salidas y entradas de acceso a la carretera 505 asi como la amliacion del puente que cruza el 505.	4/14/2021 3:55 PM
2	Some subsidized apartment complexes, such as Winters Senior Apartments, will not always stay subsidized. I think the owners have the option to turn it into market-rate housing in the 2040s. We need to plan for that now, to make sure there will still be places for very-low-income seniors and people with disabilities to live. Also, we need to make sure that housing of all types in Winters is designed climate and wildfire resiliency in mind.	4/10/2021 11:01 PM
3	Keep development consistent with the look and feel of the town. IOW, keep Winters Winters	4/10/2021 2:38 PM
4	We need affordable housing for working class families.	4/9/2021 9:46 AM
5	Regardless of the type (apartments, duplexes, single family, condos, or whatever), or the location - stop approving "stucco box" style designs. This is degrading to the appearance of Winters. Winters planning folks need to require exteriors with more "character".	4/9/2021 9:23 AM
6	Affordable housing for first time buyers with low to moderate income	4/8/2021 9:09 PM
7	We need affordable housing that is not apartments. We need opportunities for our locals to be able to stay and own a home in the community we grew up in and not be priced out.	4/7/2021 9:50 PM
8	my sister has to live with us because of a lack of affordable housing	4/7/2021 3:23 PM
9	Need to keep cost of infrastructure to a minimum first. Also keep areas where there can be views; Putah Creek and views of the hills are to be cherished.	4/7/2021 12:56 PM
10	It's not right to put a title on my age range. I'm mid-30s but do not identify as a "Millennial".	4/2/2021 1:12 PM
11	Please incorporate and attract a better variety of business as well, so that a smaller percentage of residents have to commute out of the city to work - commute traffic is getting worse as the population grows.	3/29/2021 8:40 PM
12	As a new home owner in the city of Winters, we chose to buy here because of the low population and small town atmosphere. I sincerely hope the city is able to keep this very important quality!	3/29/2021 4:52 PM
13	Many boomers are care givers for both their parents and some also caring for disadvantaged adult children with health issues and or grand children and would benefit from accessory dwelling options on their property which could also serve as quarters for caregivers when boomers need live in help	3/29/2021 11:39 AM
14	In addition to housing we need commercial business that diversifies our local financial economy to support services, and resilient from a pandemic. Winters is too reliant on restaurants and fuel. We need commercial grocery store, and other sales tax generating business.	3/28/2021 9:10 PM
15	There IS a need for larger lots	3/28/2021 8:29 PM
16	I'm concerned about two things - (1) annexation and building in areas north of the city before in-fill building. As your map shows, there are plenty of areas within the existing city limits where housing should be built first (infill) (2) It seems like the city is always willing to allow developers to avoid putting very low income and low income housing in their new developments. This needs to stop! Every neighborhood in Winters should be mixed income with a mix of the different types of housing. This will go a long way towards keeping our community inclusive. Also, you are less likely to have crime in areas that are mixed income and welcoming to all.	3/27/2021 8:21 AM

17	I would like my adult children to be able to return to Winters	3/25/2021 7:21 AM
18	options for young adults to rent or buy Condos or options for older adults to downsize to	3/23/2021 8:21 PM
19	Northwest Winters has been built out to oblivion. No further development should be considered where all this new housing exists. Especially north of Moody Slough and along the road towards the water ponds as well as west of the newly planned park at the current western edge of the new subdivisions. Please retain this part of the undeveloped land that I moved here to enjoy. The more you encroach on the country, the fewer opportunities the populace will have to get out and be in nature. You'll destroy the songbird habitats, etc. etc. etc. We have enough growth here for the a very long time. Your school system is not equipped to continue to accommodate mass housing growth.	3/21/2021 2:05 PM
20	I am not strong supporter of having Winters grow more than has already been planned. Our downtown needs changes to accommodate the population we will have once the current developments are completed.	3/19/2021 1:50 PM
21	The passage of Measure A (keep winters, winters) will lead to severe housing inequalities in the future. The measure sets the city up for an inadequate housing stock that does not meet the needs of the community as a whole. This will have adverse consequences for many winters families who would like to buy in Winters. The measure creates a “club” for residents who already own and makes it more difficult for the future generations who want to buy and live in Winters. Measure A has a racial bias and will impact people of color.	3/16/2021 2:04 PM
22	I am concerned about developing our farm lands, we need them.	3/15/2021 10:03 PM
23	I fear that Measure A and the Housing Element committee are working at odds with one another. Measure A was VOTED and won, it is what citizens desire. Why does this housing element committee seem so ill informed?	3/14/2021 1:27 PM
24	This survey is very bias the way it is written. What a shame and very disappointing.	3/12/2021 10:10 PM
25	I would like to see the city grow in a creative and sustainable way that provides a variety of affordable housing opportunities. I would like to see a focus on infill. I would like to see efforts to preserve the affordable housing that we have.	3/12/2021 10:02 PM
26	Affordability is currently a joke in this area. Nothing is within my price range without having roommates	3/12/2021 2:10 PM
27	Anyone with the desire to live in our community should have access to affordable and safe housing not just for the ultra privileged and elite which I feel is currently the case.	3/12/2021 12:54 PM
28	There is nowhere for working single individuals to rent or potentially own unless you make either significantly less or more money	3/12/2021 12:47 PM
29	We need to partner with the county to find transitional housing opportunities for our homeless population. Finding them appropriate housing and supportive services will help lower petty crimes of opportunity. People only steal out of desperation, and lack of housing creates extreme desperation	3/12/2021 11:54 AM
30	The new developments have tons of street lighting while the area close to downtown has abismal lighting. Does not seem equitable.	3/12/2021 11:04 AM
31	Get rid of the alley entrance model. The residents of those homes end up parking on the street out front of their homes creating narrow dangerous traffic conditions. Short driveways in the current new development also do not accomodate vehicles being parked on them without overhanging the sidewalk. The R2 zoned areas being developed right now are too tight for the homes being built, setbacks are too short, and the streets can be dangerous.	3/12/2021 10:20 AM
32	We are getting priced out of my hometown and I won’t get to raise my kids here.	3/12/2021 9:13 AM
33	With the expansion of housing, we need to be aware that our schools are already bursting at the seems. We need to prepare for expanding schools as well.	3/12/2021 7:29 AM
34	Quit building houses that start in the $600,000 and build affordable townhomes or condos and limit growth i like my small town	3/12/2021 7:02 AM
35	affordable housing is a huge concern of mine. The current new homes going in north of me (We live on Kennedy Drive) are NOT affordable, and some are quite ugly. I am disappointed that so many homes that are obviously for wealthy people are being built. My concern for more	3/12/2021 4:28 AM

	affordable houses clashes with a twin desire of mine to protect ag land/habitat for animals. One of the reasons we decided to live here is because it is small, relatively quiet. I do not want to live in a suburb again. Thank you.	
36	I am concerned about property taxes - what can be done to keep them flat or lower them?	3/8/2021 4:30 PM
37	Winters needs more apartments.	3/7/2021 1:12 PM
38	traffic flow, senior care facilities, smaller housing units	3/7/2021 11:34 AM
39	No more housing. Winters is supposed to be a small town. That is what makes it great. The housing developments are ruining our town.	3/6/2021 9:30 AM
40	Emphasize our small town uniqueness, agricultural, gastronomic, and artistic flavor. Do not emphasize suburban bedroom community. Housing needs should accommodate the workers of our farms, restaurants, factory, and shops.	3/6/2021 6:51 AM
41	This survey is highly skewed toward providing low end housing. We need high end housing too. In addition to providing our farmworkers housing, we need to provide people with enormous resources the opportunity to live in our community.	3/5/2021 8:50 PM
42	No more senior housing without assisted living options.	3/5/2021 4:02 PM
43	Too much affordable!	3/5/2021 3:16 PM
44	Redefine single family residential to allow mixed housing uses.	3/5/2021 1:09 PM
45	none	3/5/2021 9:55 AM
46	Lamentablemente no hay casas a un precio q yo con mi trabajo pueda pagar necesitamos casas de bajos ingresos	3/5/2021 9:38 AM
47	Los precios son muy altos y con mis ingresos no puedo comprar una vivienda para mi familia	3/5/2021 9:24 AM
48	Moderate housing needs to be available for those with or without children. Make this housing available to Winters residents first.	3/5/2021 8:41 AM
49	I work for the school district and recently purchased in winters but grew up in sacramento. It was very hard to find something affordable in my budget to rent or buy. I am not low income but at the same time my family does not make 100k a year. Most houses for sale are over 500k and I could not find anything to rent that was not low income. I ended up buying a house that was above the recommended monthly payment for my income. I bought a new development home at stones throw, exiting houses were even more expensive. There needs to be more mid income housing for those that already live and work in winters. Many of those buying in new developments are commuting out of town for work. Many of my new neighbors of military at work at travis air force base. Those that live in the more expensive homes are commuting to the Bay area.	3/5/2021 8:34 AM
50	Assisted senior living	3/5/2021 7:46 AM
51	People like the small town, keep it small	3/4/2021 5:57 PM
52	The city should work towards another project where people can put in “sweat equity “ towards purchasing their homes.	3/4/2021 4:51 PM
53	Na	3/4/2021 2:44 PM
54	We need homes that current residents can upgrade to. All the homes being built in Winters currently are a downgrade. We would like to see homes that come with 10,000sq ft lots or bigger.	3/4/2021 2:39 PM
55	:D	3/4/2021 1:01 PM
56	multi family throughout town not consolidated in areas, need assisted living housing for seniors with different needs	3/2/2021 8:09 PM

Q27 If you would like to be added to the City's contact list for the Housing Element Update, please enter your contact information below. Note: This information will be kept separate from the remainder of the survey responses in order to ensure responses are published anonymously.

Answered: 36 Skipped: 104

ANSWER CHOICES	RESPONSES	
Name	100.00%	36
Company	11.11%	4
Address	94.44%	34
Address 2	13.89%	5
City/Town	94.44%	34
State/Province	94.44%	34
ZIP/Postal Code	94.44%	34
Country	0.00%	0
Email Address	100.00%	36
Phone Number	0.00%	0

#		DATE
		4/10/2021 11:01 PM
		4/9/2021 9:46 AM
		4/9/2021 9:23 AM
		4/8/2021 9:09 PM
		4/8/2021 3:21 PM
		4/8/2021 12:03 AM
		4/7/2021 9:50 PM
		4/7/2021 3:23 PM
		4/7/2021 12:56 PM
		4/7/2021 11:30 AM
		3/29/2021 4:52 PM
		3/29/2021 11:39 AM
		3/27/2021 8:21 AM
		3/25/2021 7:21 AM
		3/21/2021 2:05 PM
		3/19/2021 10:53 AM
		3/16/2021 2:04 PM

18		3/15/2021 10:03 PM
19		3/12/2021 10:02 PM
20		3/12/2021 12:54 PM
21		3/12/2021 11:54 AM
22		3/12/2021 10:20 AM
23		3/12/2021 7:29 AM
24		3/12/2021 7:02 AM
25		3/12/2021 4:28 AM
26		3/7/2021 1:12 PM
27		3/7/2021 12:02 PM
28		3/6/2021 6:51 AM
29		3/5/2021 8:50 PM
30		3/5/2021 4:02 PM
31		3/5/2021 1:09 PM
32		3/5/2021 12:34 PM
33		3/5/2021 12:14 PM
34		3/5/2021 9:24 AM
35		3/4/2021 1:01 PM
36		3/2/2021 8:09 PM

#		DATE
1		3/29/2021 11:39 AM
2		3/16/2021 2:04 PM
3		3/7/2021 12:02 PM
4		3/5/2021 12:34 PM

#		DATE
1		4/10/2021 11:01 PM
2		4/9/2021 9:46 AM
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5		4/8/2021 3:21 PM
6		4/8/2021 12:03 AM
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9		4/7/2021 12:56 PM
10		4/7/2021 11:30 AM
11		3/29/2021 11:39 AM
12		3/27/2021 8:21 AM
13		3/25/2021 7:21 AM

14		3/21/2021 2:05 PM
15		3/19/2021 10:53 AM
16		3/16/2021 2:04 PM
17		3/15/2021 10:03 PM
18		3/12/2021 10:02 PM
19		3/12/2021 12:54 PM
20		3/12/2021 11:54 AM
21		3/12/2021 10:20 AM
22		3/12/2021 7:29 AM
23		3/12/2021 4:28 AM
24		3/7/2021 1:12 PM
25		3/7/2021 12:02 PM
26		3/6/2021 6:51 AM
27		3/5/2021 8:50 PM
28		3/5/2021 4:02 PM
29		3/5/2021 1:09 PM
30		3/5/2021 12:34 PM
31		3/5/2021 12:14 PM
32		3/5/2021 9:24 AM
33		3/4/2021 1:01 PM
34		3/2/2021 8:09 PM

#		DATE
1		4/8/2021 9:09 PM
2		3/15/2021 10:03 PM
3		3/12/2021 12:54 PM
4		3/12/2021 11:54 AM
5		3/7/2021 1:12 PM

#		DATE
1	Winters	4/10/2021 11:01 PM
2	Winters	4/9/2021 9:46 AM
3	Winters	4/9/2021 9:23 AM
4	Winters	4/8/2021 9:09 PM
5	Winters	4/8/2021 3:21 PM
6	Winters	4/8/2021 12:03 AM
7	Winters	4/7/2021 9:50 PM
8	Winters	4/7/2021 3:23 PM
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10	Winters	4/7/2021 11:30 AM

11	Winters	3/29/2021 11:39 AM
12	Winters	3/27/2021 8:21 AM
13	Winters	3/25/2021 7:21 AM
14	Winters	3/21/2021 2:05 PM
15	Winters	3/19/2021 10:53 AM
16	Winters	3/16/2021 2:04 PM
17	Winters	3/15/2021 10:03 PM
18	Winters	3/12/2021 10:02 PM
19	Winters	3/12/2021 12:54 PM
20	Winters	3/12/2021 11:54 AM
21	Winters	3/12/2021 10:20 AM
22	Winters	3/12/2021 7:29 AM
23	Winters	3/12/2021 4:28 AM
24	Winters	3/7/2021 1:12 PM
25	Winters	3/7/2021 12:02 PM
26	Winters	3/6/2021 6:51 AM
27	WINTERS	3/5/2021 8:50 PM
28	Winters	3/5/2021 4:02 PM
29	Winters	3/5/2021 1:09 PM
30	Winters	3/5/2021 12:34 PM
31	Winters	3/5/2021 12:14 PM
32	Winters	3/5/2021 9:24 AM
33	Winters	3/4/2021 1:01 PM
34	WINTERS	3/2/2021 8:09 PM

#	STATE/PROVINCE	DATE
1	CA	4/10/2021 11:01 PM
2	Califirnia	4/9/2021 9:46 AM
3	CA	4/9/2021 9:23 AM
4	CA	4/8/2021 9:09 PM
5	Ca	4/8/2021 3:21 PM
6	Ca	4/8/2021 12:03 AM
7	CA	4/7/2021 9:50 PM
8	CA	4/7/2021 3:23 PM
9	CA	4/7/2021 12:56 PM
10	Ca.	4/7/2021 11:30 AM
11	Ca	3/29/2021 11:39 AM
12	CA	3/27/2021 8:21 AM
13	CA	3/25/2021 7:21 AM

14	CA	3/21/2021 2:05 PM
15	CA	3/19/2021 10:53 AM
16	CA	3/16/2021 2:04 PM
17	CA	3/15/2021 10:03 PM
18	CA	3/12/2021 10:02 PM
19	CA	3/12/2021 12:54 PM
20	CA	3/12/2021 11:54 AM
21	CA	3/12/2021 10:20 AM
22	CA	3/12/2021 7:29 AM
23	CA	3/12/2021 4:28 AM
24	CA	3/7/2021 1:12 PM
25	ca	3/7/2021 12:02 PM
26	CA	3/6/2021 6:51 AM
27	CA	3/5/2021 8:50 PM
28	CA	3/5/2021 4:02 PM
29	CA	3/5/2021 1:09 PM
30	Yolo	3/5/2021 12:34 PM
31	CA	3/5/2021 12:14 PM
32	Ca	3/5/2021 9:24 AM
33	CA	3/4/2021 1:01 PM
34	CA	3/2/2021 8:09 PM

#	ZIP/POSTAL CODE	DATE
1	95694	4/10/2021 11:01 PM
2	95594	4/9/2021 9:46 AM
3	95694	4/9/2021 9:23 AM
4	95694	4/8/2021 9:09 PM
5	95694	4/8/2021 3:21 PM
6	95694	4/8/2021 12:03 AM
7	95694	4/7/2021 9:50 PM
8	95694	4/7/2021 3:23 PM
9	95694	4/7/2021 12:56 PM
10	95694	4/7/2021 11:30 AM
11	95694	3/29/2021 11:39 AM
12	95694	3/27/2021 8:21 AM
13	95694	3/25/2021 7:21 AM
14	95694	3/21/2021 2:05 PM
15	95694	3/19/2021 10:53 AM
16	95694	3/16/2021 2:04 PM

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18	95694	3/12/2021 10:02 PM
19	95694	3/12/2021 12:54 PM
20	95694	3/12/2021 11:54 AM
21	95694	3/12/2021 10:20 AM
22	95694	3/12/2021 7:29 AM
23	95694	3/12/2021 4:28 AM
24	95694	3/7/2021 1:12 PM
25	95694	3/7/2021 12:02 PM
26	95694	3/6/2021 6:51 AM
27	95694	3/5/2021 8:50 PM
28	95694	3/5/2021 4:02 PM
29	95694	3/5/2021 1:09 PM
30	95694	3/5/2021 12:34 PM
31	95694	3/5/2021 12:14 PM
32	95694	3/5/2021 9:24 AM
33	95694	3/4/2021 1:01 PM
34	95694-1946	3/2/2021 8:09 PM

#	COUNTRY	DATE
	There are no responses.	

#	EMAIL ADDRESS	DATE
1		4/10/2021 11:01 PM
2		4/9/2021 9:46 AM
3		4/9/2021 9:23 AM
4		4/8/2021 9:09 PM
5		4/8/2021 3:21 PM
6		4/8/2021 12:03 AM
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30		3/5/2021 4:02 PM
31		3/5/2021 1:09 PM
32		3/5/2021 12:34 PM
33		3/5/2021 12:14 PM
34		3/5/2021 9:24 AM
35		3/4/2021 1:01 PM
36		3/2/2021 8:09 PM
#	**PHONE NUMBER**	**DATE**
	There are no responses.	

Q28 Do you currently own or rent your home?

Answered: 13 Skipped: 127

ANSWER CHOICES	RESPONSES	
I own my home	46.15%	6
I rent my home	23.08%	3
I live with extended family or with another household	30.77%	4
I rent a room in a home	0.00%	0
I am currently without permanent shelter	0.00%	0
TOTAL		13

Q29 Select the type of housing that best describes your current home.

Answered: 13 Skipped: 127

ANSWER CHOICES	RESPONSES	
Single-family home (detached)	69.23%	9
Duplex/attached home	0.00%	0
Multi-family home (apartment/condominium)	15.38%	2
Accessory Dwelling Unit, granny flat, guest house	0.00%	0
Mobile home	15.38%	2
Currently without permanent shelter	0.00%	0
Other (please specify)	0.00%	0
TOTAL		13

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q30 How would you rate the physical condition of the residence you live in?

Answered: 13 Skipped: 127

ANSWER CHOICES	RESPONSES	
Sound: Very good to excellent condition and needs minimal repairs	38.46%	5
Minor : Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, missing shingles, etc.)	38.46%	5
Moderate: Needs one modest rehabilitation improvements (e.g., new roof, new wood siding, replacement of stucco, etc.)	23.08%	3
Substantial: Needs two or more major upgrades (e.g., new foundation, roof replacement, new plumbing, new electrical, etc.)	0.00%	0
Dilapidated: Building appears structurally unsound, unfit for human habitation in its current condition, and demolition or major rehabilitation is required	0.00%	0
TOTAL		13

Q31 How satisfied are you with your current housing situation?

Answered: 13 Skipped: 127

ANSWER CHOICES	RESPONSES	
I am very satisfied	53.85%	7
I am somewhat satisfied	15.38%	2
I am somewhat dissatisfied	15.38%	2
I am dissatisfied	15.38%	2
If you answered dissatisfied or somewhat dissatisfied please provide a reason below.	0.00%	0
TOTAL		13

#	IF YOU ANSWERED DISSATISFIED OR SOMEWHAT DISSATISFIED PLEASE PROVIDE A REASON BELOW.	DATE
	There are no responses.	

Q32 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 13 Skipped: 127

ANSWER CHOICES	RESPONSES	
Room addition or accessory dwelling unit	23.08%	3
Roofing, painting, and general home repairs	30.77%	4
HVAC, solar, and electrical	38.46%	5
Landscaping	23.08%	3
Does not apply	30.77%	4
Other (please specify)	15.38%	2
Total Respondents: 13		

#	OTHER (PLEASE SPECIFY)	DATE
1	fire-hardening	4/9/2021 7:44 PM
2	fireproofing	4/2/2021 4:21 PM

Q33 Which of the following best describes your household type?

Answered: 13 Skipped: 127

ANSWER CHOICES	RESPONSES	
Single person household	23.08%	3
Single parent with children under 18	0.00%	0
Single person living with family	0.00%	0
Single person living with roomates	0.00%	0
Couple	46.15%	6
Couple with children under 18	15.38%	2
Couple living with roommates	0.00%	0
Adult head of household (non-parent) with children under 18	0.00%	0
Multi-generational family household (grandparents, parents, children, and/or grandchildren all under the same roof)	15.38%	2
Other (please specify)	0.00%	0
TOTAL		13

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q34 If you wish to own a home in Winters but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)

Answered: 9 Skipped: 131

ANSWER CHOICES	RESPONSES	
I cannot find a home within my target price range in Winters	55.56%	5
I do not currently wish to own or rent a home in Winters	55.56%	5
I do not currently have the financial resources for an appropriate down payment	11.11%	1
I do not currently have the financial resources for an adequate monthly mortgage payment	11.11%	1
I cannot find a home that suits my living needs in Winters (housing size, disability accommodations)	11.11%	1
I cannot currently find a home that suits my quality standards in Winters	0.00%	0
I already own a home in Winters	0.00%	0
Total Respondents: 9		

Q35 Do you think that the range of housing options currently available in the City of Winters meets your needs?

Answered: 9 Skipped: 131

ANSWER CHOICES	RESPONSES	
Yes	33.33%	3
No	66.67%	6
TOTAL		9

Q36 Do you think that the range of housing options currently available in the City meet the needs of the community?

Answered: 9 Skipped: 131

ANSWER CHOICES	RESPONSES	
Yes	22.22%	2
No	77.78%	7
TOTAL		9

Q37 What types of housing are most needed in the City of Winters? (Select all that apply)

Answered: 9 Skipped: 131

ANSWER CHOICES	RESPONSES	
Single family, small (less than 2,000 square foot home)	55.56%	5
Tiny homes or tiny home villages	44.44%	4
Duplex, Triplex, and Fourplex	33.33%	3
Duplex, Triplex, and Fourplex	33.33%	3
Townhomes or Condominiums (multi-family ownership homes)	33.33%	3
Apartments (multi-family rental homes)	33.33%	3
Co-housing (individual homes that are part of larger development with shared common space, such as kitchen, living, recreation, and garden areas)	33.33%	3
Accessory Dwelling Unit	33.33%	3
Single family, medium to large (2,000 square foot home or larger)	22.22%	2
Other (please specify)	0.00%	0
Total Respondents: 9		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q38 How important are the following housing priorities to you and your family?

Answered: 9 Skipped: 131

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL
Sustainable, walkable development (housing within walking distance to services, schools, and/or the downtown)	66.67% 6	11.11% 1	22.22% 2	0.00% 0	9
Provide more housing for all income levels	62.50% 5	37.50% 3	0.00% 0	0.00% 0	8
Housing affordable to working families	87.50% 7	12.50% 1	0.00% 0	0.00% 0	8
Rehabilitate existing housing	37.50% 3	50.00% 4	12.50% 1	0.00% 0	8
Provide ADA-accessible housing	25.00% 2	75.00% 6	0.00% 0	0.00% 0	8
Ensure that children who grow up in Winters can afford to live in Winters	50.00% 4	37.50% 3	12.50% 1	0.00% 0	8
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	25.00% 2	62.50% 5	12.50% 1	0.00% 0	8
Support fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures	50.00% 4	37.50% 3	12.50% 1	0.00% 0	8
Ensure all persons and households have fair and equitable access to housing and housing opportunities	62.50% 5	25.00% 2	12.50% 1	0.00% 0	8
Lease-to-own housing (condominiums, apartments)	37.50% 3	50.00% 4	12.50% 1	0.00% 0	8
Create more mixed-use (commercial/office and residential) projects to bring different land uses closer together	42.86% 3	28.57% 2	28.57% 2	0.00% 0	7
Integrate affordable housing throughout the community to create mixed-income neighborhoods	71.43% 5	14.29% 1	14.29% 1	0.00% 0	7

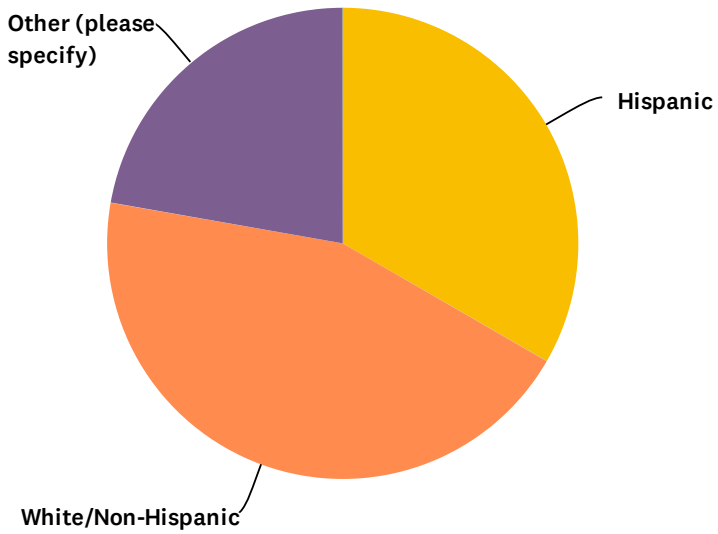
Q39 Are there any populations or persons that need additional housing types or dedicated policies and programs to ensure they can access housing in Winters?

Answered: 9 Skipped: 131

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Seniors	37.50% 3	25.00% 2	25.00% 2	12.50% 1	8	2.13
Homeless persons or at risk of homelessness	37.50% 3	50.00% 4	12.50% 1	0.00% 0	8	1.75
Single Parent Head of Households	50.00% 4	37.50% 3	0.00% 0	12.50% 1	8	1.75
Persons with a disability, including developmental	50.00% 4	37.50% 3	12.50% 1	0.00% 0	8	1.63
Large families (5 or more persons)	62.50% 5	37.50% 3	0.00% 0	0.00% 0	8	1.38
Farmworkers	66.67% 6	33.33% 3	0.00% 0	0.00% 0	9	1.33

Q40 What is your race/ethnicity?

Answered: 9 Skipped: 131



ANSWER CHOICES	RESPONSES	
African American	0.00%	0
Asian	0.00%	0
Hispanic	33.33%	3
Native American	0.00%	0
White/Non-Hispanic	44.44%	4
Other (please specify)	22.22%	2
TOTAL		9

#	OTHER (PLEASE SPECIFY)	DATE
1	Test survey	3/15/2021 4:33 PM
2	Not Important!!!	3/12/2021 1:18 PM

Q41 Do any of the following apply to you or someone in your household (check all that apply):

Answered: 7 Skipped: 133

ANSWER CHOICES	RESPONSES	
Ages 55 to 64	28.57%	2
Ages 65 or over	28.57%	2
Large family (5 or more people)	28.57%	2
Farmworker	0.00%	0
A single female head of household with children	14.29%	1
A single male head of household with children	0.00%	0
Children under 18	28.57%	2
Have a developmental disability	0.00%	0
Have a disability (non-developmental)	14.29%	1
Total Respondents: 7		

Q42 What housing challenges have you experienced?

Answered: 9 Skipped: 131

	YES	NO	TOTAL
I am concerned about my rent going up to an amount I can't afford.	44.44% 4	55.56% 5	9
I struggle to pay my rent or mortgage payment.	12.50% 1	87.50% 7	8
I cannot find a place to rent due to bad credit, previous evictions, or foreclosure.	12.50% 1	87.50% 7	8
I am concerned that if I ask my property manager or landlord to repair my home that my rent will go up or I will be evicted.	37.50% 3	62.50% 5	8
I am concerned that I may be evicted.	25.00% 2	75.00% 6	8
I need assistance finding rental housing.	28.57% 2	71.43% 5	7
My home is not big enough for my family or household.	37.50% 3	62.50% 5	8
My home is in poor condition and needs repair.	50.00% 4	50.00% 4	8
There is a lot of crime in my neighborhood.	14.29% 1	85.71% 6	7
I have been discriminated against when trying to rent housing.	0.00% 0	100.00% 7	7
I have been discriminated against when trying to purchase housing.	14.29% 1	85.71% 6	7
I need assistance with understanding my rights related to fair housing.	37.50% 3	62.50% 5	8

Q43 Do you or someone in your family have any of the following specific housing needs? Please check all that apply.

Answered: 5 Skipped: 135

ANSWER CHOICES	RESPONSES	
Senior independent living (senior single family community or senior apartments)	40.00%	2
Independent living for someone with a disability	40.00%	2
Assisted living for senior (55 and over) that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	40.00%	2
Assisted living for disabled persons that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	40.00%	2
Emergency shelter	20.00%	1
Supportive or transitional housing that provides services and support to avoid homelessness	40.00%	2
Supportive services to find and obtain housing.	20.00%	1
Daily living assistance and services to be able to live independently.	20.00%	1
Total Respondents: 5		

Q44 Looking at the map above, please rank the order of the potential new development areas, with #1 being the most favorable location and #9 being the least favorable location for multifamily housing.

Answered: 7 Skipped: 133

	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
Northeast Grant Ave Corridor	14.29% 1	0.00% 0	0.00% 0	0.00% 0	14.29% 1	14.29% 1	0.00% 0	57.14% 4	0.00% 0	7	3.71
North Winters - B	0.00% 0	0.00% 0	14.29% 1	0.00% 0	28.57% 2	28.57% 2	14.29% 1	0.00% 0	14.29% 1	7	4.14
North Winters - A	28.57% 2	0.00% 0	14.29% 1	0.00% 0	14.29% 1	0.00% 0	0.00% 0	14.29% 1	28.57% 2	7	4.86
Southeast Grant Ave Corridor	0.00% 0	14.29% 1	14.29% 1	28.57% 2	0.00% 0	0.00% 0	28.57% 2	0.00% 0	14.29% 1	7	4.86
North Winters - C	0.00% 0	28.57% 2	0.00% 0	14.29% 1	0.00% 0	28.57% 2	28.57% 2	0.00% 0	0.00% 0	7	5.14
Olive Grove Subdivision	0.00% 0	0.00% 0	42.86% 3	14.29% 1	14.29% 1	0.00% 0	14.29% 1	0.00% 0	14.29% 1	7	5.14
Southwest Grant Ave Corridor	0.00% 0	28.57% 2	14.29% 1	0.00% 0	28.57% 2	0.00% 0	0.00% 0	28.57% 2	0.00% 0	7	5.29
Infill Area	28.57% 2	14.29% 1	0.00% 0	14.29% 1	0.00% 0	14.29% 1	14.29% 1	0.00% 0	14.29% 1	7	5.71
LDS Subdivision	33.33% 2	16.67% 1	0.00% 0	16.67% 1	0.00% 0	16.67% 1	0.00% 0	0.00% 0	16.67% 1	6	6.17

Q45 Looking at the map above, please rank the order of the potential new development areas, with #1 being the most favorable location and #9 being the least favorable location for single family housing.

Answered: 6 Skipped: 134

	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
Infill Area	0.00% 0	16.67% 1	0.00% 0	0.00% 0	16.67% 1	0.00% 0	16.67% 1	16.67% 1	33.33% 2	6	3.33
LDS Subdivision	0.00% 0	0.00% 0	20.00% 1	0.00% 0	20.00% 1	0.00% 0	40.00% 2	0.00% 0	20.00% 1	5	3.80
North Winters - B	0.00% 0	33.33% 2	0.00% 0	0.00% 0	0.00% 0	16.67% 1	33.33% 2	0.00% 0	16.67% 1	6	4.50
Olive Grove Subdivision	0.00% 0	0.00% 0	0.00% 0	66.67% 4	0.00% 0	0.00% 0	16.67% 1	16.67% 1	0.00% 0	6	4.83
North Winters - C	0.00% 0	20.00% 1	20.00% 1	0.00% 0	0.00% 0	40.00% 2	0.00% 0	20.00% 1	0.00% 0	5	5.00
North Winters - A	50.00% 3	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	33.33% 2	16.67% 1	6	5.33
Southwest Grant Ave Corridor	16.67% 1	16.67% 1	16.67% 1	0.00% 0	16.67% 1	16.67% 1	0.00% 0	16.67% 1	0.00% 0	6	5.83
Northeast Grant Ave Corridor	16.67% 1	16.67% 1	16.67% 1	0.00% 0	16.67% 1	33.33% 2	0.00% 0	0.00% 0	0.00% 0	6	6.17
Southeast Grant Ave Corridor	16.67% 1	0.00% 0	33.33% 2	16.67% 1	33.33% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	6	6.50

Q46 Looking at the map above, please rank the order of the potential new development areas, with #1 being the most favorable location and #9 being the least favorable location for walkable, sustainable developments that provide a mix of housing types.

Answered: 6 Skipped: 134

	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
LDS Subdivision	16.67% 1	16.67% 1	0.00% 0	33.33% 2	16.67% 1	0.00% 0	0.00% 0	0.00% 0	16.67% 1	6	5.83
North Winters - A	0.00% 0	16.67% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 3	33.33% 2	0.00% 0	6	3.50
North Winters - B	0.00% 0	0.00% 0	16.67% 1	0.00% 0	0.00% 0	16.67% 1	33.33% 2	33.33% 2	0.00% 0	6	3.50
North Winters - C	0.00% 0	0.00% 0	0.00% 0	16.67% 1	0.00% 0	50.00% 3	0.00% 0	0.00% 0	33.33% 2	6	3.33
Olive Grove Subdivision	16.67% 1	16.67% 1	16.67% 1	0.00% 0	50.00% 3	0.00% 0	0.00% 0	0.00% 0	0.00% 0	6	6.50
Northeast Grant Ave Corridor	0.00% 0	16.67% 1	0.00% 0	33.33% 2	0.00% 0	0.00% 0	0.00% 0	33.33% 2	16.67% 1	6	4.17
Southeast Grant Ave Corridor	16.67% 1	0.00% 0	50.00% 3	0.00% 0	16.67% 1	0.00% 0	16.67% 1	0.00% 0	0.00% 0	6	6.33
Southwest Grant Ave Corridor	16.67% 1	16.67% 1	16.67% 1	16.67% 1	0.00% 0	33.33% 2	0.00% 0	0.00% 0	0.00% 0	6	6.33
Infill Area	33.33% 2	16.67% 1	0.00% 0	0.00% 0	16.67% 1	0.00% 0	0.00% 0	0.00% 0	33.33% 2	6	5.50

Q47 Are there any other areas of the City where you think new multifamily housing development might be appropriate?

Answered: 4 Skipped: 136

#	RESPONSES	DATE
1	Na	4/8/2021 8:54 PM
2	West side along Hwy 128 corridor.	3/20/2021 9:49 PM
3	Anywhere close to the 505, so far, nothing has been noted concerning traffic	3/12/2021 1:44 PM
4	No	3/12/2021 4:03 AM

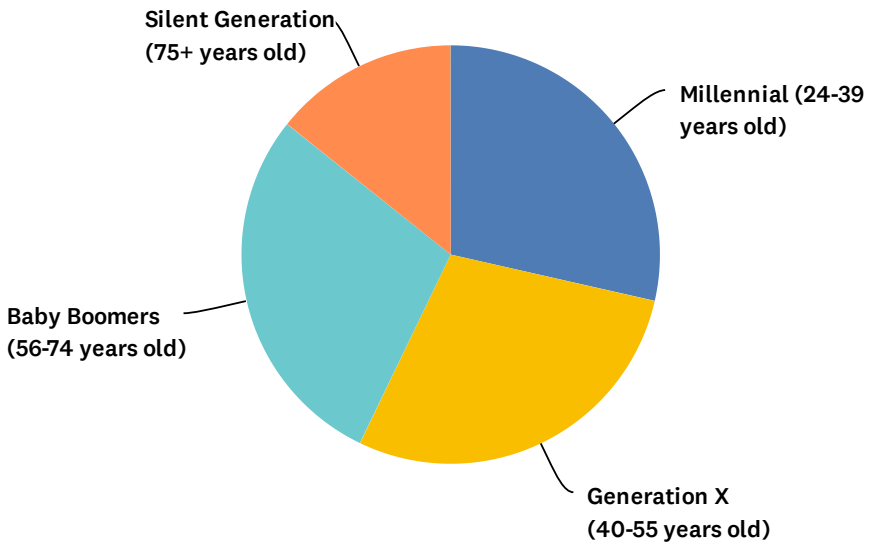
Q48 Are there any other areas of the City where you think other housing types might be appropriate? Please describe.

Answered: 4 Skipped: 136

#	RESPONSES	DATE
1	Mixed-used development in downtown business district.	4/9/2021 8:02 PM
2	No	4/8/2021 8:54 PM
3	Close to the freeway off/on ramp(s).	3/12/2021 1:44 PM
4	No	3/12/2021 4:03 AM

Q49 What age range most accurately describes you?

Answered: 7 Skipped: 133



ANSWER CHOICES	RESPONSES	
Gen Z (0-23 years old)	0.00%	0
Millennial (24-39 years old)	28.57%	2
Generation X (40-55 years old)	28.57%	2
Baby Boomers (56-74 years old)	28.57%	2
Silent Generation (75+ years old)	14.29%	1
TOTAL		7

Q50 Please describe any additional housing comments or concerns you would like to share with the City.

Answered: 5 Skipped: 135

#	RESPONSES	DATE
1	New housing, especially in the larger blocks, should incorporate green/open space and bike paths (not on street).	4/9/2021 8:04 PM
2	When is the project starting?	4/8/2021 8:55 PM
3	Winters needs to stop being so determined to be a bedroom community and start considering the needs of the local residents that resided here before 2010.	3/20/2021 9:52 PM
4	City needs to address traffic impacts with any new housing developments. Allowing cannibus in either retail or a commercial setting will lead to increased crime and gang activity.	3/12/2021 1:46 PM
5	Rent is getting rediculously high and it has to be controlled so owners or properry managers can higher rent every year or set it high at time of renting it because they are excluding the garbage n water so it add up	3/12/2021 4:06 AM

Q51 If you would like to be added to the City's contact list for the Housing Element Update, please enter your contact information below. Note: This information will be kept separate from the remainder of the survey responses in order to ensure responses are published anonymously.

Answered: 0 Skipped: 140

ANSWER CHOICES	RESPONSES	
Name	0.00%	0
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	0.00%	0
Phone Number	0.00%	0

#	NAME	DATE
	There are no responses.	

#	COMPANY	DATE
	There are no responses.	

#	ADDRESS	DATE
	There are no responses.	

#	ADDRESS 2	DATE
	There are no responses.	

#	CITY/TOWN	DATE
	There are no responses.	

#	STATE/PROVINCE	DATE
	There are no responses.	

#	ZIP/POSTAL CODE	DATE
	There are no responses.	

#	COUNTRY	DATE
	There are no responses.	

#	EMAIL ADDRESS	DATE
	There are no responses.	

#	PHONE NUMBER	DATE
	There are no responses.	

APPENDIX B:
STAKEHOLDERS SURVEY RESULTS

Q1 Contact Information. Please provide your name, organization you are affiliated with, and contact information.

Answered: 9 Skipped: 0

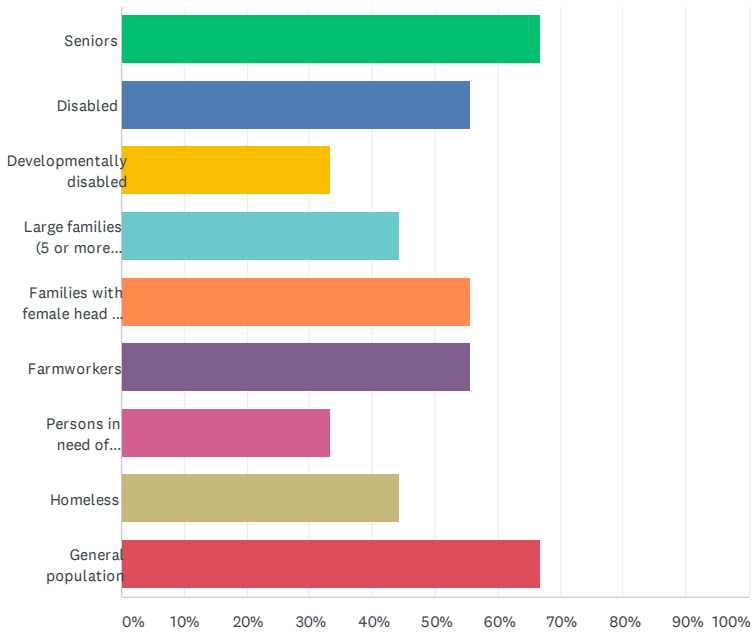
ANSWER CHOICES	RESPONSES	
Name	100.00%	9
Organization	100.00%	9
Address	100.00%	9
Address 2	0.00%	0
City	100.00%	9
State	100.00%	9
ZIP Code	100.00%	9
Country	0.00%	0
Email Address	100.00%	9
Phone Number	100.00%	9

#	NAME	DATE
1	Nolan Sullivan	4/12/2021 11:27 AM
2	Luis Fernando Anguiano	4/11/2021 10:42 AM
3	Ian Evans	4/7/2021 5:10 PM
4	Jeffrey Pemstein	4/7/2021 2:53 PM
5	Alysa Meyer	3/22/2021 3:45 PM
6	Tina & Jerry Lowden	3/8/2021 12:26 PM
7	Paul Ainger	3/8/2021 9:47 AM
8	Sandra Sigrist	3/5/2021 1:09 PM
9	Mark Skreden	3/3/2021 5:38 PM
#	ORGANIZATION	DATE
1	Yolo County HHSA Service Centers	4/12/2021 11:27 AM
2	The ApoYolo Project/ YIIN	4/11/2021 10:42 AM
3	Yolo County HHSA	4/7/2021 5:10 PM
4	Homes by Towne	4/7/2021 2:53 PM
5	Legal Services of Northern California	3/22/2021 3:45 PM
6	Winter Senior Commission on Aging & WSF	3/8/2021 12:26 PM
7	Volunteers of America	3/8/2021 9:47 AM
8	Housing Authority of the County of Yolo	3/5/2021 1:09 PM
9	Skreden Commercial Real Estate	3/3/2021 5:38 PM
#	ADDRESS	DATE
1	111 E Grant Ave.	4/12/2021 11:27 AM
2	PO Box 74295	4/11/2021 10:42 AM
3	137 N Cottonwood	4/7/2021 5:10 PM
4	11060 WHITE ROCK RD	4/7/2021 2:53 PM
5	619 North Street	3/22/2021 3:45 PM
6	320 Niemann St	3/8/2021 12:26 PM
7	1108 34th Avenue	3/8/2021 9:47 AM
8	147 W. Main Street	3/5/2021 1:09 PM
9	3380 Cosmos Avenue	3/3/2021 5:38 PM
#	ADDRESS 2	DATE
	There are no responses.	
#	CITY	DATE
1	Winters	4/12/2021 11:27 AM
2	Davis	4/11/2021 10:42 AM

3	Woodland	4/7/2021 5:10 PM
4	RANCHO CORDOVA	4/7/2021 2:53 PM
5	Woodland	3/22/2021 3:45 PM
6	Winters	3/8/2021 12:26 PM
7	Sacramento	3/8/2021 9:47 AM
8	Woodland	3/5/2021 1:09 PM
9	Sacramento	3/3/2021 5:38 PM
#	**STATE**	**DATE**
1	CA	4/12/2021 11:27 AM
2	California	4/11/2021 10:42 AM
3	CA	4/7/2021 5:10 PM
4	California	4/7/2021 2:53 PM
5	California	3/22/2021 3:45 PM
6	CA	3/8/2021 12:26 PM
7	California	3/8/2021 9:47 AM
8	CA	3/5/2021 1:09 PM
9	CA	3/3/2021 5:38 PM
#	**ZIP CODE**	**DATE**
1	95694	4/12/2021 11:27 AM
2	95617	4/11/2021 10:42 AM
3	95695	4/7/2021 5:10 PM
4	95670-6061	4/7/2021 2:53 PM
5	95695	3/22/2021 3:45 PM
6	95694	3/8/2021 12:26 PM
7	95822	3/8/2021 9:47 AM
8	95695	3/5/2021 1:09 PM
9	95864	3/3/2021 5:38 PM
#	**COUNTRY**	**DATE**
	There are no responses.	
#	**EMAIL ADDRESS**	**DATE**
1	nolan.sullivan@yolocounty.org	4/12/2021 11:27 AM
2	fernando.anguiano05@gmail.com	4/11/2021 10:42 AM
3	Ian.Evans@yolocounty.org	4/7/2021 5:10 PM
4	jpemstein@hbtsac.com	4/7/2021 2:53 PM
5	ameyer@lsnc.net	3/22/2021 3:45 PM
6	tina.lowden44@gmail.com	3/8/2021 12:26 PM
7	painger@voa.org	3/8/2021 9:47 AM
8	ssigrist@ych.ca.gov	3/5/2021 1:09 PM
9	mark@skreden.com	3/3/2021 5:38 PM
#	**PHONE NUMBER**	**DATE**
1	5306803826	4/12/2021 11:27 AM
2	6192078037	4/11/2021 10:42 AM
3	(530) 666-8297	4/7/2021 5:10 PM
4	9168328228	4/7/2021 2:53 PM
5	530-207-4235	3/22/2021 3:45 PM
6	15307946067	3/8/2021 12:26 PM
7	19169176848	3/8/2021 9:47 AM
8	5306692219	3/5/2021 1:09 PM
9	9167303300	3/3/2021 5:38 PM

Q2 Service Population. Which community population(s) does your organization serve? Please note that the populations identified below are based on populations identified as having special housing needs in State Housing Element Law.

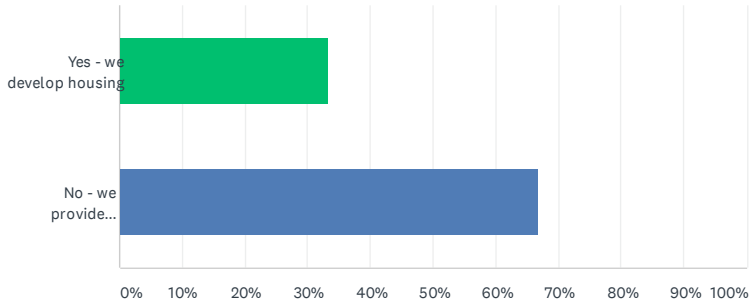
Answered: 9 Skipped: 0



ANSWER CHOICES	RESPONSES	
Seniors	66.67%	6
Disabled	55.56%	5
Developmentally disabled	33.33%	3
Large families (5 or more persons)	44.44%	4
Families with female head of household	55.56%	5
Farmworkers	55.56%	5
Persons in need of emergency shelter	33.33%	3
Homeless	44.44%	4
General population	66.67%	6
Total Respondents: 9		

Q3 Does your organization develop housing?

Answered: 9 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes - we develop housing	33.33%	3
No - we provide supportive services but do not develop housing	66.67%	6
TOTAL		9

Q4 Housing Types. What are the primary housing types needed by the population your organization services? Please check all that apply.

Answered: 3 Skipped: 6

	GENERAL POPULATION	SENIORS/ELDERLY	DISABLED	DEVELOPMENTALLY DISABLED	FEMALE HEADS OF HOUSEHOLD WITH FAMILY	FARMWORKERS	PERSONS IN NEED OF EMERGENCY SHELTER	OTH
Single family housing - affordable to extremely low, very low, and low income households	66.67% 2	33.33% 1	33.33% 1	0.00% 0	66.67% 2	66.67% 2	0.00% 0	33.
Single family housing - small format (less than 2,000 s.f. per unit)	66.67% 2	66.67% 2	33.33% 1	0.00% 0	33.33% 1	33.33% 1	0.00% 0	33.
Single family housing - medium to large format (2,000 s.f. per unit or larger)	66.67% 2	33.33% 1	33.33% 1	0.00% 0	66.67% 2	33.33% 1	0.00% 0	33.
Duplex, triplex, or fourplex	100.00% 3	0.00% 0	33.33% 1	0.00% 0	33.33% 1	0.00% 0	0.00% 0	33.
Multifamily - market rate	100.00% 2	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.
Multifamily housing - affordable to extremely low, very low, and low income households	50.00% 1	50.00% 1	100.00% 2	50.00% 1	100.00% 2	100.00% 2	0.00% 0	0.
Multifamily housing - senior	0.00% 0	100.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.
Multifamily housing - senior, affordable to extremely low, very low, and low income households	0.00% 0	100.00% 2	50.00% 1	50.00% 1	0.00% 0	50.00% 1	0.00% 0	0.
Lease-to-own housing (condominiums, townhomes, or single family)	100.00% 2	0.00% 0	0.00% 0	0.00% 0	50.00% 1	50.00% 1	0.00% 0	0.
Townhomes or condominiums (individually-owned units with common landscaping, parking, and community amenities)	100.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.
Accessory dwelling unit	100.00% 2	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.
Co-housing (individual homes that are part of larger development with shared common space, such as kitchen, living, recreation, and garden areas)	50.00% 1	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.
Tiny homes or tiny home villages	100.00% 2	100.00% 2	50.00% 1	50.00% 1	0.00% 0	0.00% 0	50.00% 1	50.
Emergency shelter	50.00% 1	0.00% 0	50.00% 1	50.00% 1	50.00% 1	0.00% 0	100.00% 2	100.
Transitional or supportive housing	50.00% 1	50.00% 1	50.00% 1	0.00% 0	50.00% 1	50.00% 1	100.00% 2	100.

Housing with features for a disabled person (ramp, grab bars, low counters and cabinets, assistive devices for hearing- or visually-impaired persons)	0.00% 0	100.00% 2	100.00% 2	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.
Housing close to services (grocery stores, financial, personal, and social services, etc.)	100.00% 2	100.00% 2	100.00% 2	50.00% 1	100.00% 2	100.00% 2	100.00% 2	50.
Housing with on-site child daycare	100.00% 2	0.00% 0	0.00% 0	0.00% 0	100.00% 2	50.00% 1	0.00% 0	0.
Permanent farmworker housing	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 2	0.00% 0	0.
Seasonal or temporary farmworker housing	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 2	0.00% 0	0.

Q5 Housing Needs and Services. What are the primary housing needs of the population(s) that your organization serves? Please check all that apply.

Answered: 3 Skipped: 6

	GENERAL POPULATION	SENIORS/ELDERLY	DISABLED	DEVELOPMENTALLY DISABLED	FEMALE HEADS OF HOUSEHOLD WITH FAMILY	FARMWORKERS	PERSONS IN NEED OF EMERGENCY SHELTER	OTHE
General assistance with renting a home	50.00% 1	50.00% 1	100.00% 2	50.00% 1	100.00% 2	100.00% 2	100.00% 2	50.00%
General assistance with purchasing a home	100.00% 3	33.33% 1	33.33% 1	0.00% 0	66.67% 2	33.33% 1	0.00% 0	66.67%
Assistance finding housing affordable to extremely low income (<30% of median income) households	50.00% 1	100.00% 2	100.00% 2	50.00% 1	100.00% 2	100.00% 2	50.00% 1	50.00%
Assistance finding housing affordable to lower income (<30% of median income) households	50.00% 1	100.00% 2	100.00% 2	50.00% 1	100.00% 2	100.00% 2	50.00% 1	50.00%
Assistance with being housed in an emergency shelter	0.00% 0	50.00% 1	100.00% 2	50.00% 1	50.00% 1	0.00% 0	100.00% 2	0.00%
Assistance with being housed in transitional or supportive housing	0.00% 0	50.00% 1	100.00% 2	50.00% 1	50.00% 1	50.00% 1	50.00% 1	0.00%
Grants or loans to make modifications to make a home accessible to a disabled resident	50.00% 1	50.00% 1	50.00% 1	50.00% 1	50.00% 1	50.00% 1	50.00% 1	50.00%
Occasional financial assistance to pay rent, mortgage, and/or utilities	50.00% 1	100.00% 2	100.00% 2	50.00% 1	100.00% 2	100.00% 2	50.00% 1	0.00%
Housing close to public transportation	100.00% 2	100.00% 2	100.00% 2	100.00% 2	100.00% 2	100.00% 2	100.00% 2	50.00%
Housing close to services (grocery stores, financial, personal, and social services, etc.)	100.00% 2	100.00% 2	100.00% 2	100.00% 2	100.00% 2	100.00% 2	100.00% 2	50.00%
Housing close to daycare	100.00% 2	0.00% 0	50.00% 1	50.00% 1	100.00% 2	100.00% 2	0.00% 0	50.00%
Assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or other fair	50.00% 1	50.00% 1	100.00% 2	100.00% 2	100.00% 2	100.00% 2	100.00% 2	50.00%

housing issues								
Translation assistance for non-english speaking persons	50.00% 1	50.00% 1	100.00% 2	100.00% 2	100.00% 2	100.00% 2	100.00% 2	50.00%

Q6 What are the primary barriers your organization and/or service population encounter related to finding or staying in housing?

Answered: 3 Skipped: 6

#	RESPONSES	DATE
1	NA	4/7/2021 2:57 PM
2	We serve families who cannot find affordable rental housing in the Winters area.	3/8/2021 9:57 AM
3	Supportive services on site, housing stock availability	3/5/2021 1:19 PM

Q7 What services or actions are needed to provide or improve housing or human services in the City?

Answered: 3 Skipped: 6

#	RESPONSES	DATE
1	Costs are the primary issue. This includes government exactions, commodity pricing, labor shortages, supply chain breakdowns, and lack of materials for building homes.	4/7/2021 2:57 PM
2	We need funding for the development of affordable housing.	3/8/2021 9:57 AM
3	Supportive services on site	3/5/2021 1:19 PM

Q8 What services or actions are needed to improve access to regional services?

Answered: 3 Skipped: 6

#	RESPONSES	DATE
1	NA	4/7/2021 2:57 PM
2	We need to be sure that Winters gains access to its fair share of state and regional funding for housing and services.	3/8/2021 9:57 AM
3	Coordination across jurisdictions on transportation and supportive services to the highest risk populations	3/5/2021 1:19 PM

Q9 Are there any other housing priorities, issues, or concerns that you would like to identify to assist the City in identifying housing needs and developing appropriate programs to address housing needs?

Answered: 2 Skipped: 7

#	RESPONSES	DATE
1	None at this time	4/7/2021 2:57 PM
2	The key is finding good sites for multifamily housing in Winters that are already zoned for MFH.	3/8/2021 9:57 AM

Q10 In your experience, what are typical costs of single family development in Yolo County or the greater Sacramento metropolitan region?

Answered: 2 Skipped: 7

ANSWER CHOICES	RESPONSES	
Land cost (per acre)	100.00%	2
Site improvements (grading, access, utilities, etc.) (per acre)	100.00%	2
Building Construction (per square foot)	100.00%	2
Other Costs	100.00%	2

#	LAND COST (PER ACRE)	DATE
1	$250,000	4/7/2021 3:01 PM
2	$500,000 to $750,000	3/8/2021 10:02 AM
#	SITE IMPROVEMENTS (GRADING, ACCESS, UTILITIES, ETC.) (PER ACRE)	DATE
1	$150,000	4/7/2021 3:01 PM
2	$500,000 to $1,000,000	3/8/2021 10:02 AM
#	BUILDING CONSTRUCTION (PER SQUARE FOOT)	DATE
1	$95.00	4/7/2021 3:01 PM
2	$1.75 per square foot	3/8/2021 10:02 AM
#	OTHER COSTS	DATE
1	$100,000 per unit	4/7/2021 3:01 PM
2	$100,000 to $150,000 per unit	3/8/2021 10:02 AM

Q11 In your experience, what are typical costs of multifamily development in Yolo County or the greater Sacramento metropolitan region?

Answered: 2 Skipped: 7

ANSWER CHOICES	RESPONSES	
Land cost (per acre)	100.00%	2
Site improvements (grading, access, utilities, etc.) (per acre)	50.00%	1
Building Construction (per square foot)	50.00%	1
Other Costs	50.00%	1

#	LAND COST (PER ACRE)	DATE
1	NA	4/7/2021 3:01 PM
2	$500,000 to $750,000	3/8/2021 10:02 AM
#	SITE IMPROVEMENTS (GRADING, ACCESS, UTILITIES, ETC.) (PER ACRE)	DATE
1	$500,000 to $1,000,000	3/8/2021 10:02 AM
#	BUILDING CONSTRUCTION (PER SQUARE FOOT)	DATE
1	$2.25 per square foot	3/8/2021 10:02 AM
#	OTHER COSTS	DATE
1	$100,000 to $150,000 per unit	3/8/2021 10:02 AM

Q12 What is the preferred minimum parcel size for an affordable (lower income) multifamily development project?

Answered: 2 Skipped: 7

#	RESPONSES	DATE
1	NA	4/7/2021 3:01 PM
2	3 acres	3/8/2021 10:02 AM

Q13 What is the preferred maximum parcel size for an affordable (lower income) multifamily development project?

Answered: 2 Skipped: 7

#	RESPONSES	DATE
1	NA	4/7/2021 3:01 PM
2	6 acres	3/8/2021 10:02 AM

Q14 What is the minimum desirable density (units per acre) for an affordable (lower income) housing development project?

Answered: 2 Skipped: 7

#	RESPONSES	DATE
1	NA	4/7/2021 3:01 PM
2	20 to 30	3/8/2021 10:02 AM

Q15 Have you encountered any specific impediments to developing housing in Winters? If yes, please describe.

Answered: 2 Skipped: 7

#	RESPONSES	DATE
1	Decline to state	4/7/2021 3:01 PM
2	Neighborhood opposition is one key impediment.	3/8/2021 10:02 AM

Q16 Housing Types. What are the primary housing types needed by the population your organization services? Please check all that apply.

Answered: 4 Skipped: 5

	GENERAL POPULATION	SENIORS/ELDERLY	DISABLED	DEVELOPMENTALLY DISABLED	FEMALE HEADS OF HOUSEHOLD WITH FAMILY	FARMWORKERS	PERSONS IN NEED OF EMERGENCY SHELTER	OTH
Single family housing - affordable to extremely low, very low, and low income households	66.67% 2	66.67% 2	33.33% 1	33.33% 1	66.67% 2	66.67% 2	0.00% 0	33.3
Single family housing - small format (less than 2,000 s.f. per unit)	66.67% 2	33.33% 1	33.33% 1	33.33% 1	66.67% 2	33.33% 1	0.00% 0	33.3
Single family housing - medium to large format (2,000 s.f. per unit or larger)	100.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.0
Duplex, triplex, or fourplex	66.67% 2	33.33% 1	0.00% 0	0.00% 0	33.33% 1	33.33% 1	0.00% 0	33.3
Multifamily - market rate	66.67% 2	33.33% 1	0.00% 0	0.00% 0	33.33% 1	33.33% 1	0.00% 0	33.3
Multifamily housing - affordable to extremely low, very low, and low income households	25.00% 1	50.00% 2	50.00% 2	25.00% 1	50.00% 2	50.00% 2	25.00% 1	25.0
Multifamily housing - senior	50.00% 1	50.00% 1	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.0
Multifamily housing - senior, affordable to extremely low, very low, and low income households	33.33% 1	33.33% 1	33.33% 1	0.00% 0	33.33% 1	66.67% 2	0.00% 0	33.3
Lease-to-own housing (condominiums, townhomes, or single family)	100.00% 1	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.0
Townhomes or condominiums (individually-owned units with common landscaping, parking, and community amenities)	100.00% 2	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.0
Accessory dwelling unit	66.67% 2	33.33% 1	0.00% 0	0.00% 0	33.33% 1	33.33% 1	0.00% 0	33.3
Co-housing (individual homes that are part of larger development with shared common space, such as kitchen, living, recreation, and garden areas)	33.33% 1	33.33% 1	0.00% 0	0.00% 0	33.33% 1	33.33% 1	0.00% 0	33.3
Tiny homes or tiny home villages	0.00% 0	33.33% 1	0.00% 0	0.00% 0	33.33% 1	33.33% 1	33.33% 1	33.3
Emergency shelter	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	100.00% 1	0.0
Transitional or supportive housing	25.00% 1	0.00% 0	0.00% 0	0.00% 0	25.00% 1	50.00% 2	50.00% 2	25.0

Housing with features for a disabled person (ramp, grab bars, low counters and cabinets, assistive devices for hearing- or visually-impaired persons)	0.00% 0	100.00% 2	100.00% 2	100.00% 2	0.00% 0	0.00% 0	0.00% 0	0.0
Housing close to services (grocery stores, financial, personal, and social services, etc.)	33.33% 1	66.67% 2	66.67% 2	33.33% 1	66.67% 2	66.67% 2	33.33% 1	33.3
Housing with on-site child daycare	50.00% 1	0.00% 0	0.00% 0	0.00% 0	50.00% 1	50.00% 1	0.00% 0	50.0
Permanent farmworker housing	33.33% 1	33.33% 1	0.00% 0	0.00% 0	0.00% 0	66.67% 2	0.00% 0	0.0
Seasonal or temporary farmworker housing	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	66.67% 2	33.33% 1	0.0

#	OTHER (PLEASE SPECIFY)	DATE
1	We also serve general undocumented families who are not farmworkers.	4/11/2021 11:06 AM

Q17 Housing Needs and Services. What are the primary housing needs of the population(s) that your organization serves? Please check all that apply.

Answered: 4 Skipped: 5

	GENERAL POPULATION	SENIORS/ELDERLY	DISABLED	DEVELOPMENTALLY DISABLED	FEMALE HEADS OF HOUSEHOLD WITH FAMILY	FARMWORKERS	PERSONS IN NEED OF EMERGENCY SHELTER	OTHE
General assistance with renting a home	33.33% 1	33.33% 1	0.00% 0	0.00% 0	66.67% 2	33.33% 1	0.00% 0	33.33%
General assistance with purchasing a home	50.00% 1	50.00% 1	0.00% 0	0.00% 0	100.00% 2	0.00% 0	0.00% 0	50.00%
Assistance finding housing affordable to extremely low income (<30% of median income) households	50.00% 2	50.00% 2	25.00% 1	25.00% 1	75.00% 3	50.00% 2	25.00% 1	25.00%
Assistance finding housing affordable to lower income (<30% of median income) households	66.67% 2	33.33% 1	0.00% 0	0.00% 0	66.67% 2	33.33% 1	0.00% 0	33.33%
Assistance with being housed in an emergency shelter	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 2	50.00% 2	0.00%
Assistance with being housed in transitional or supportive housing	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	33.33% 1	66.67% 2	0.00%
Grants or loans to make modifications to make a home accessible to a disabled resident	0.00% 0	100.00% 2	50.00% 1	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00%
Occasional financial assistance to pay rent, mortgage, and/or utilities	50.00% 2	50.00% 2	50.00% 2	25.00% 1	50.00% 2	50.00% 2	25.00% 1	25.00%
Housing close to public transportation	0.00% 0	66.67% 2	33.33% 1	33.33% 1	66.67% 2	33.33% 1	33.33% 1	33.33%
Housing close to services (grocery stores, financial, personal, and social services, etc.)	0.00% 0	66.67% 2	33.33% 1	33.33% 1	66.67% 2	66.67% 2	33.33% 1	33.33%
Housing close to daycare	50.00% 1	50.00% 1	0.00% 0	0.00% 0	50.00% 1	50.00% 1	0.00% 0	50.00%
Assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or other fair	0.00% 0	66.67% 2	66.67% 2	33.33% 1	66.67% 2	66.67% 2	33.33% 1	33.33%

housing issues								
Translation assistance for non-english speaking persons	0.00% 0	66.67% 2	33.33% 1	33.33% 1	66.67% 2	100.00% 3	33.33% 1	33.33%

#	OTHER (PLEASE SPECIFY)	DATE
1	We also serve general undocumented families who are not farmworkers.	4/11/2021 11:06 AM

Q18 What are the primary barriers your organization and/or service population encounter related to finding or staying in housing?

Answered: 4 Skipped: 5

#	RESPONSES	DATE
1	Lacking Inventory of Affordable Housing	4/12/2021 11:31 AM
2	Due to the immigration status of many families in the program, they are ineligible to receive the Federal Stimulus checks which would help cover rent costs, along with food insecurity. Many of the families we work with are willing to pay their rents first and then cover other expenses, which can lead to food insecurity. Moreover, the immigration status of the families we serve worries many about applying for rental assistance programs (the most recent example being the ERA Program (Housing is Key), worried that seeking assistance will impact their applications. It's important that our organizations helps families overcome this fear since we are out of money and cannot provide rental assistance anymore, and the families in our program are accumulating rental debt. This is an issue that our program is dealing with as we help families apply to ERAP.	4/11/2021 11:06 AM
3	Insufficient supply of housing affordable to people at 50% of AMI and below; the supply that exists is sometimes targeted at too narrow of a population (farmworkers only, seniors only); insufficient supply of permanent supportive housing beds; annual rent increases price people out of housing they were once able to afford.	3/22/2021 4:11 PM
4	Underserved low-income population.	3/8/2021 12:35 PM

Q19 What services or actions are needed to provide or improve housing or human services in the City?

Answered: 4 Skipped: 5

#	RESPONSES	DATE
1	Building of more low income senior and family units.	4/12/2021 11:31 AM
2	Rental assistance programs for undocumented and farmworker communities who may seek transitional housing. Moreover there must be a stronger push for community-led planning where the City will actively reach out to marginalized communities and seek direct imput. As a general rule for planners, we must seek restorative justice initiatives that ensure historically-marginalized communities have a direct say in how their communities will be shaped. This includes accomodations via language justice, not relying solely on public-input sessions, and building trust and respect. Some input from my own experience: multi-generational families are prone to overcrowding to accomodate additional family who needs housing (this can be seen through conversion of the garage, creating additional rooms within the primary dwelling unit without affecting the envelop, and oftentimes unapproved ADU development). The City, if not already, should consider programs that encourage the safe and adequate development of ADUs through a fast-track method that will save families money.	4/11/2021 11:06 AM
3	Ensure that developers are building affordable units as part of new development (e.g. not always letting them pay in lieu fees instead of building units); ensure that there is a staff person within the City responsible for housing services (monitoring affordable units; meeting with developers to describe the requirements of the inclusionary housing program and holding them to their obligations, etc.); ensure that sites identified to accommodate low and very low income households are dispersed throughout the City; ensure that there is adequate zoning to accommodate multi-family housing and consider more flexibility within zoning (less single family zoning only).	3/22/2021 4:11 PM
4	Assisted living for seniors and service and daycare	3/8/2021 12:35 PM

Q20 What services or actions are needed to improve access to regional services?

Answered: 3 Skipped: 6

#	RESPONSES	DATE
1	Homeless resources and sheltering, there are no options in Winters.	4/12/2021 11:31 AM
2	I've had some issues where families in the program register for a County-led Vaccine Drive but are unable to make it because their boss won't allow them to take the day off (and fear retaliation if they do miss work), or don't have reliable transportation.	4/11/2021 11:06 AM
3	Transportation remains an issue for many people with barriers.	3/22/2021 4:11 PM

Q21 Are there any other housing priorities, issues, or concerns that you would like to identify to assist the City in identifying housing needs and developing appropriate programs to address housing needs?

Answered: 4 Skipped: 5

#	RESPONSES	DATE
1	Master leasing and landlord introductions to CalWORKS Housing Support Families. More migrant worker housing.	4/12/2021 11:31 AM
2	I would encourage the City to push for more multi-family development and "missing-middle" housing opportunities for low-income families who are already struggling to afford rents. There should be homeownership programs/opportunities that help low-income families establish themselves in the City.	4/11/2021 11:06 AM
3	Update zoning ordinances to increase densities for affordable rental homes near transit, schools, medical services and employment opportunities (near downtown or Railroad Avenue); Update zoning ordinances to allow duplexes, triplexes, and fourplexes in single family neighborhoods; Monitor and support preservation of existing regulated affordable homes at risk of converting to market rents; Create or strengthen local housing trust funds with local revenue sources; Adopt policies or programs that prevent tenant displacement (rent caps, just case protections).	3/22/2021 4:11 PM
4	Nursing home and housing for those with cognitive situations. Keep our Senior active with activities appropriate to the wellness of them.	3/8/2021 12:35 PM

APPENDIX C:
INVENTORY OF RESIDENTIAL SITES
INVENTORY OF APPROVED PROJECTS

Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
GRANT AVE/2ND ST	95694	003152001		HR	R-4	10.1	20	0.2302	Vacant	YES - Planned	NO - Privately-Owned	Available			3		3			
0 ABBEY ST	95694	003173027		LR	R-1	1.1	7.3	0.1168	Vacant	YES - Current	NO - Privately-Owned	Available				1	1			
RUSSEL ST	95694	003183049		LR	R-1	1.1	7.3	0.471	Vacant	YES - Current	NO - Privately-Owned	Available				2	2			
102 RIVERVIEW CT	95694	003230017		LR	R-1	1.1	7.3	8.045	Underdeveloped - non-residential structure	YES - Planned	NO - Privately-Owned	Available		0	0	46	46		12490	
108 LIWAI VILLAGE CT	95694	003230030		LR	R-1	1.1	7.3	1.872	Underdeveloped - residential (1)	YES - Planned	NO - Privately-Owned	Available		0	0	9	9		Existing single family unit	
103 THIRD ST	95694	003241031		LR	R-1	1.1	7.3	1.827782652	Vacant	YES - Planned	NO - Privately-Owned	Available				10	10			
103 THIRD ST	95694	003241033		LR	R-1	1.1	7.3	4.48871061	Vacant	YES - Planned	NO - Privately-Owned	Available				26	26			
10 RUSSELL ST	95694	003243002		LR	R-1	1.1	7.3	0.2033	Vacant	YES - Current	NO - Privately-Owned	Available				1	1			
WALNUT LN/COLBY ST	95694	003330007		HR	R-4	10.1	20	0.1125	Vacant	YES - Planned	NO - Privately-Owned	Available			1		1			
842 WALNUT LN	95694	003360002		LR	R-1	1.1	7.3	1.715	Underdeveloped	YES - Planned	NO - Privately-Owned	Available				9	9		Existing single family unit	
RAILROAD AVE	95694	003360013		HR	R-4	10.1	20	0.3183	Vacant	YES - Planned	NO - Privately-Owned	Available			5		5			
1029 RAILROAD AVE	95694	003360016		HR	R-4	10.1	20	0.9437	Vacant	YES - Planned	NO - Privately-Owned	Available	No	16			16			
126 CARRION COURT PRIVAT CT	95694	003360022		LR	R-1	1.1	7.3	0.6198	Vacant	YES - Current	NO - Privately-Owned	Available				3	3			
722 HEMENWAY ST	95694	003392021		MR	R-2	5.4	8.8	0.14	Vacant	YES - Planned	NO - Privately-Owned	Available				1	1			
820 RAILROAD AVE	95694	003410016		MR	R-2	5.4	8.8	0.2823	Vacant	YES - Planned	NO - Privately-Owned	Available				1	1			
TAYLOR ST/ADAMS LN	95694	003430008		MHR	R-3	6.1	10	0.4846	Vacant	YES - Planned	NO - Privately-Owned	Available			3		3			
E MAIN ST/CASELLI CT	95694	003480065		MHR	R-3	6.1	10	0.0987	Vacant	YES - Planned	NO - Privately-Owned	Available			1		1			
106 CASELLI CT	95694	003480067		MHR	R-3	6.1	10	0.3132	Vacant	YES - Planned	NO - Privately-Owned	Available			2		2			
103 ORCHARD LN	95694	003491003		MR	R-2	5.4	8.8	0.1662	Vacant	YES - Planned	NO - Privately-Owned	Available				1	1			
IVY LOOP	95694	003513018		MR	R-2	5.4	8.8	0.053	Vacant	YES - Planned	NO - Privately-Owned	Available				1	1			
415 GRANT AVE	95694	003524019		MR	R-2	5.4	8.8	6.28	Underdeveloped - non-residential structure	YES - Planned	NO - Privately-Owned	Available				44	44		Assessed value (structure) $29,699. Approximately 50% of site underdeveloped.	Site was previously approved for a single family subdivision. Approvals have expired and there has been interest in developing the site with affordable housing.
1050 RAILROAD AVE	95694	030210004		HR	R-4	10.1	20	4.202	Underdeveloped - residential (1)	YES - Planned	NO - Privately-Owned	Available		0	72	0	72		Existing single family unit (1 unit on APN 030210004 - shows up on all three entries for parcel due to multiple land use/zoning designations applied to large parcel)	

Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
1050 RAILROAD AVE	95694	030210004		LR	R-1	1.1	7.3	24.04	Underdeveloped - residential (1)	YES - Planned	NO - Privately-Owned	Available		0	0	140	140		Existing single family unit (1 unit on APN 030210004 - shows up on all three entries for parcel due to multiple land use/zoning designations applied to large parcel)	
1050 RAILROAD AVE	95694	030210004		MR	R-2	5.4	8.8	49.566	Underdeveloped - residential (1)	YES - Planned	NO - Privately-Owned	Available		0	0	348	348		Existing single family unit (1 unit on APN 030210004 - shows up on all three entries for parcel due to multiple land use/zoning designations applied to large parcel)	
111 NIEMANN ST	95694	030220008		LR	R-1	1.1	7.3	2.553	Underdeveloped - residential (1)	YES - Planned	NO - Privately-Owned	Available				13	13		Existing single family unit	
105 NIEMANN ST	95694	030220009		LR	R-1	1.1	7.3	3.725	Underdeveloped - residential (1)	YES - Planned	NO - Privately-Owned	Available				20	20		Existing single family unit	
NIEMANN ST	95694	030220027		LR	R-2	5.4	8.8	2.76	Vacant	YES - Planned	NO - Privately-Owned	Available		0	0	19	19			
NIEMANN ST	95694	030220027		LR	R-1	1.1	7.3	6.015	Vacant	YES - Planned	NO - Privately-Owned	Available		0	0	35	35			
ANDERSON AVE/N OF COTTAGE CIR	95694	030220034		LR	R-1	1.1	7.3	3.475	Vacant	YES - Planned	NO - Privately-Owned	Available			1	17	17	Proposed LDS Subdvision/Shandala Estates		
1206 VALLEY OAK DR	95694	030361036		MR	R-2	5.4	8.8	0.306	Vacant	YES - Planned	NO - Privately-Owned	Available				2	2			
	95694	030370039		C-2	CBD	10.1	20	0.99	Underdeveloped - residential (1)	Yes - Current	NO - Privately-Owned	Available			7				Existing single family unit	
808 SUFFOLK PL	95694	030372008		MR	R-2	5.4	8.8	1.858	Underdeveloped - residential (1)	YES - Planned	NO - Privately-Owned	Available				12	12		Existing single family unit	
410 MOODY SLOUGH RD	95694	030381001		LR	R-1	1.1	7.3	2.806	Underdeveloped - residential (1)	YES - Planned	NO - Privately-Owned	Available				15	15		Existing single family unit	
COTTAGE CIR	95694	030392014		MR	R-2	5.4	8.8	0.06356743	Vacant	YES - Planned	NO - Privately-Owned	Available				1	1			
29500 RUSSELL BLVD	95694	038050018		LR	R-1	1.1	7.3	33.562	Vacant	YES - Planned	NO - Privately-Owned	Pending Project		0	18	197	215	Farmstead (Skreden)	Assumed approximately 2.5 acres moderate (18 units), remaining 31 R-1 acres above-moderate	APN is 038050018

Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
WALNUT LN/COUNTY RD 89+B3:U3	95694	038050068		MHR	R-3	6.1	10	8.698	Underdeveloped - irrigation feature	YES - Planned	NO - Privately-Owned	Available		0	70	0	70	Site has an irrigation feature (canal) and development could occur on both sides of canal, similar to a creek or other water feature on the property. There are no structures or other improvements. Realistic capacity reduced by 10% due to irrigation feature.		
1371 RAILROAD ST	95694	038050078		HR	R-4	10.1	20	4.253	Vacant	YES - Planned	NO - Privately-Owned	Available	No	74			74			
0 MADRONE CT	95694	038180002		MR	R-2	5.4	8.8	0.1619	Vacant	YES - Planned	NO - Privately-Owned	Available				1	1			
CREEKSIDE WAY	95694	038203018		MR	R-2	5.4	8.8	0.2368	Vacant	YES - Planned	NO - Privately-Owned	Available				1	1			
CREEKSIDE WAY	95694	038203019		MR	R-2	5.4	8.8	0.2407	Vacant	YES - Planned	NO - Privately-Owned	Available				1	1			
E. Grant Ave/E. Main St	95694	038210001		C-1	Base: NC, Overlay: PD	6.1	10	0.04	Vacant	YES - Planned	NO - Privately-Owned	Available			1		1	Winters Townhomes	Project not completed, lots have been finaled and are developable with one unit per lot.	
E. Grant Ave/E. Main St	95694	038210002		C-1	Base: NC, Overlay: PD	6.1	10	0.04	Vacant	YES - Planned	NO - Privately-Owned	Available			1		1	Winters Townhomes	Project not completed, lots have been finaled and are developable with one unit per lot.	
E. Grant Ave/E. Main St	95694	038210004		C-1	Base: NC, Overlay: PD	6.1	10	0.05	Vacant	YES - Planned	NO - Privately-Owned	Available			1		1	Winters Townhomes	Project not completed, lots have been finaled and are developable with one unit per lot.	
E. Grant Ave/E. Main St	95694	038210005		C-1	Base: NC, Overlay: PD	6.1	10	0.04	Vacant	YES - Planned	NO - Privately-Owned	Available			1		1	Winters Townhomes	Project not completed, lots have been finaled and are developable with one unit per lot.	

Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
E. Grant Ave/E. Main St	95694	038210006		C-1	Base: NC, Overlay: PD	6.1	10	0.09	Vacant	YES - Planned	NO - Privately-Owned	Available			1		1	Winters Townhomes	Project not completed, lots have been finaled and are developable with one unit per lot.	
E. Grant Ave/E. Main St	95694	038210007		C-1	Base: NC, Overlay: PD	6.1	10	0.04	Vacant	YES - Planned	NO - Privately-Owned	Available			1		1	Winters Townhomes	Project not completed, lots have been finaled and are developable with one unit per lot.	
E. Grant Ave/E. Main St	95694	038210008		C-1	Base: NC, Overlay: PD	6.1	10	0.04	Vacant	YES - Planned	NO - Privately-Owned	Available			1		1	Winters Townhomes	Project not completed, lots have been finaled and are developable with one unit per lot.	
E. Grant Ave/E. Main St	95694	038210009		C-1	Base: NC, Overlay: PD	6.1	10	0.04	Vacant	YES - Planned	NO - Privately-Owned	Available			1		1	Winters Townhomes	Project not completed, lots have been finaled and are developable with one unit per lot.	
E. Grant Ave/E. Main St	95694	038210010		C-1	Base: NC, Overlay: PD	6.1	10	0.04	Vacant	YES - Planned	NO - Privately-Owned	Available			1		1	Winters Townhomes	Project not completed, lots have been finaled and are developable with one unit per lot.	
E. Grant Ave/E. Main St	95694	038210011		C-1	Base: NC, Overlay: PD	6.1	10	0.07	Vacant	YES - Planned	NO - Privately-Owned	Available			1		1	Winters Townhomes	Project not completed, lots have been finaled and are developable with one unit per lot.	

Site Address/Intersection	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Project Name	Optional Information2
302 ABBEY ST	003191005	LR	R-1	1.1	7.3	0.20	Underdeveloped	YES - Current	Approved		2	0	2	Mariani Duplex	Split former church into duplex.
1005 KENNEDY DR	003430030	LR	R-1	1.1	7.3	2.45	Underdeveloped	YES - Planned	Approved Project			7	7	Taylor Kennedy	
W GRANT AVE/MAIN S	003120004	LR	R-1	1.1	7.3	0.00	Vacant	YES - Current	Under Construction				0	Creekside Estates	See APN 003430012 for all units on project site. Project includes 1 very low, 2 low, 1 moderate, and 36 market rate units.
0 WALNUT LN	038050019	LR	R-1	1.1	7.3	0.30	Vacant	YES - Planned	Approved Project		2	0	2	Walnut 10	
0 WALNUT LN	038050019	LR	R-1	1.1	7.3	9.80	Vacant	YES - Planned	Approved Project		0	52	52	Walnut 10	
W GRANT AVE/S OF TA	003430012	LR	R-1	1.1	7.3	0.45	Underdeveloped	YES - Current	Under Construction	3	0	0	3	Creekside Estates	
W GRANT AVE/S OF TA	003430012	LR	R-1	1.1	7.3	0.15	Underdeveloped	YES - Current	Under Construction	0	1	0	1	Creekside Estates	
W GRANT AVE/S OF TA	003430012	LR	R-1	1.1	7.3	12.88	Underdeveloped	YES - Current	Under Construction	0	0	36	36	Creekside Estates	
ANDERSON AVE/N OF (	030220034	LR	R-1	1.1	7.3	0.15	Vacant	YES - Planned	Available		1	0	1	LDS Subdvision/Shandala Estates	
ANDERSON AVE/N OF (	030220034	LR	R-1	1.1	7.3	0.20	Vacant	YES - Planned	Available		0	17	17	LDS Subdvision/Shandala Estates	
COTTAGE CIR	030392017	MR	R-2	5.4	8.8	0.06	Vacant	YES - Planned	Approved		1		1	Cottages at Carter Ranch	Moderate deed-restricted unit
COTTAGE CIR	030392018	MR	R-2	5.4	8.8	0.06	Vacant	YES - Planned	Approved		1		1	Cottages at Carter Ranch	Moderate deed-restricted unit
COTTAGE CIR	030392019	MR	R-2	5.4	8.8	0.06	Vacant	YES - Planned	Approved		1		1	Cottages at Carter Ranch	Moderate deed-restricted unit
COTTAGE CIR	030392020	MR	R-2	5.4	8.8	0.06	Vacant	YES - Planned	Approved		1		1	Cottages at Carter Ranch	Moderate deed-restricted unit
COTTAGE CIR	030392016	MR	R-2	5.4	8.8	0.07	Vacant	YES - Planned	Approved		1		1	Cottages at Carter Ranch	Moderate deed-restricted unit
982 DEGENER ST	030220051	MR	R-2	5.4	8.8	0.12	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
833 GRAF WAY	030220051	MR	R-2	5.4	8.8	0.12	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
971 CULTON ST	030220051	MR	R-2	5.4	8.8	0.13	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
939 WYATT LN	030411015	MR	R-2	5.4	8.8	0.13	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Stones Throw	
943 WYATT LN	030411016	MR	R-2	5.4	8.8	0.13	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Stones Throw	
963 WYATT LN	030411021	MR	R-2	5.4	8.8	0.13	Vacant	YES - Current	Under Construction			1	1	Stones Throw	
959 WYATT LN	030411020	MR	R-2	5.4	8.8	0.13	Vacant	YES - Current	Under Construction			1	1	Stones Throw	
955 WYATT LN	030411019	MR	R-2	5.4	8.8	0.13	Vacant	YES - Current	Under Construction			1	1	Stones Throw	
947 WYATT LN	030411017	MR	R-2	5.4	8.8	0.13	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Stones Throw	
834 GRAF WAY	030220051	MR	R-2	5.4	8.8	0.13	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
989 DEGENER ST	030220051	MR	R-2	5.4	8.8	0.13	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	

Site Address/Intersection	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Project Name	Optional Information2
961 VASEY ST	030220051	MR	R-2	5.4	8.8	0.13	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
841 GRAF WAY	030220051	MR	R-2	5.4	8.8	0.13	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
973 CULTON ST	030220051	MR	R-2	5.4	8.8	0.13	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
967 CULTON ST	030220051	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
988 DEGENER ST	030220051	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
840 GRAF WAY	030220051	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
956 VASEY ST	030220051	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
843 GRAF WAY	030220051	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
969 CULTON ST	030220051	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
984 DEGENER ST	030220051	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
846 W MAIN ST	030412002	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Under Construction			1	1	Stones Throw	
838 W MAIN ST	030412004	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Under Construction			1	1	Stones Throw	
906 W MAIN ST	030414004	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Stones Throw	
1127 TAYLOR ST	030414007	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Stones Throw	
858 W MAIN ST	030411009	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Stones Throw	
931 WYATT LN	030411013	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Stones Throw	
935 WYATT LN	030411014	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Stones Throw	
866 W MAIN ST	030411007	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Stones Throw	

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870 W MAIN ST	030411006	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Stones Throw	
974 W MAIN ST	030411005	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Stones Throw	
886 W MAIN ST	030411002	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Stones Throw	
882 W MAIN ST	030411003	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Stones Throw	
878 W MAIN ST	030411004	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Stones Throw	
912 WYATT LN	030414001	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Stones Throw	
1125 TAYLOR ST	030414006	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Stones Throw	
986 DEGENER ST	030220051	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
985 DEGENER ST	030220051	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
983 DEGENER ST	030220051	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
957 VASEY ST	030220051	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
1112 CHAPMAN ST	030220051	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
964 CULTON ST	030220051	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
1129 TAYLOR ST	030414008	MR	R-2	5.4	8.8	0.14	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Stones Throw	
1110 CHAPMAN ST	030220051	MR	R-2	5.4	8.8	0.15	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
835 GRAF WAY	030220051	MR	R-2	5.4	8.8	0.15	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
970 CULTON ST	030220051	MR	R-2	5.4	8.8	0.15	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
836 GRAF WAY	030220051	MR	R-2	5.4	8.8	0.15	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	

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990 DEGENER ST	030220051	MR	R-2	5.4	8.8	0.15	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
COTTAGE CIR	030392015	MR	R-2	5.4	8.8	0.15	Vacant	YES - Current	Approved		1		1	Cottages at Carter Ranch	Moderate deed-restricted unit
966 CULTON ST	030220051	MR	R-2	5.4	8.8	0.15	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
830 W MAIN ST	030412006	MR	R-2	5.4	8.8	0.15	Vacant	YES - Current	Under Construction			1	1	Stones Throw	
862 W MAIN ST	030411008	MR	R-2	5.4	8.8	0.15	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Stones Throw	
890 W MAIN ST	030411001	MR	R-2	5.4	8.8	0.15	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Stones Throw	
968 CULTON ST	030220051	MR	R-2	5.4	8.8	0.15	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
953 VASEY ST	030220051	MR	R-2	5.4	8.8	0.15	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
837 GRAF WAY	030220051	MR	R-2	5.4	8.8	0.15	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
959 VASEY ST	030220051	MR	R-2	5.4	8.8	0.15	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
1104 CHAPMAN ST	030220051	MR	R-2	5.4	8.8	0.15	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
955 VASEY ST	030220051	MR	R-2	5.4	8.8	0.15	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
1106 CHAPMAN ST	030220051	MR	R-2	5.4	8.8	0.16	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
972 CULTON ST	030220051	MR	R-2	5.4	8.8	0.16	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
965 CULTON ST	030220051	MR	R-2	5.4	8.8	0.16	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
991 DEGENER ST	030220051	MR	R-2	5.4	8.8	0.16	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
987 DEGENER ST	030220051	MR	R-2	5.4	8.8	0.16	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
1108 CHAPMAN ST	030220051	MR	R-2	5.4	8.8	0.16	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
1009 TAYLOR ST	030220051	MR	R-2	5.4	8.8	0.16	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	

Site Address/Intersection	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Project Name	Optional Information2
771 GRAF WAY	030404016	MR	R-2	5.4	8.8	0.16	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
750 W MAIN ST	030403015	MR	R-2	5.4	8.8	0.16	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
754 W MAIN ST	030403014	MR	R-2	5.4	8.8	0.16	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
758 W MAIN ST	030403013	MR	R-2	5.4	8.8	0.16	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
923 WYATT LN	030411011	MR	R-2	5.4	8.8	0.16	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Stones Throw	
1025 TAYLOR ST	030220051	MR	R-2	5.4	8.8	0.16	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
838 GRAF WAY	030220051	MR	R-2	5.4	8.8	0.16	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
980 DEGENER ST	030407003	MR	R-2	5.4	8.8	0.21	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
1017 TAYLOR ST	030220051	MR	R-2	5.4	8.8	0.17	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
954 VASEY ST	030220051	MR	R-2	5.4	8.8	0.17	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
824 GRAF WAY	030220051	MR	R-2	5.4	8.8	0.17	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
1001 TAYLOR ST	030220051	MR	R-2	5.4	8.8	0.18	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
952 VASEY ST	030220051	MR	R-2	5.4	8.8	0.18	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
854 W MAIN ST	030411010	MR	R-2	5.4	8.8	0.18	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Stones Throw	
1013 TAYLOR ST	030220051	MR	R-2	5.4	8.8	0.18	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
1005 TAYLOR ST	030220051	MR	R-2	5.4	8.8	0.18	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
1021 TAYLOR ST	030220051	MR	R-2	5.4	8.8	0.18	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
1029 TAYLOR ST	030220051	MR	R-2	5.4	8.8	0.18	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	

Site Address/Intersection	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Project Name	Optional Information2
N OF TAYLOR ST	030220051	MR	R-2	5.4	8.8	0.26	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued			1	1	Heartland Subdivision	
APRICOT AVE	003391006	MR	R-2	5.4	8.8	1.44	Vacant	YES - Current	Under Construction			9	9	Olive Grove Subdivision	
720 HEMENWAY ST/AP	003392023	MR	R-2	5.4	8.8	2.11	Vacant	YES - Current	Under Construction			11	11	Olive Grove Subdivision	
705 NIEMANN STREET	030422021	MHR	R-3	6.1	10.0	0.09	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued		1		1	Stones Throw	
845 FENLEY WAY	030421020	MHR	R-3	6.1	10.0	0.09	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued		1		1	Stones Throw	
701 NIEMANN STREET	030422022	MHR	R-3	6.1	10.0	0.10	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued		1		1	Stones Throw	
717 NIEMANN STREET	030422018	MHR	R-3	6.1	10.0	0.10	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued		1		1	Stones Throw	
721 NIEMANN STREET	030422017	MHR	R-3	6.1	10.0	0.11	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued		1		1	Stones Throw	
725 NIEMANN STREET	030422016	MHR	R-3	6.1	10.0	0.12	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued		1		1	Stones Throw	
841 FENLEY WAY	030421021	MHR	R-3	6.1	10.0	0.13	Vacant	YES - Current	Approved; subdivision under construction; building permit not yet issued		1		1	Stones Throw	
MOODY SLOUGH RD	030220061	HR	R-4	10.1	20.0	2.00	Vacant	YES - Planned	Approved	24			24	Stones Throw - NeighborWorks	24-unit deed-restricted low income self help
720 HEMENWAY ST/AP	003392023	MR	R-2	5.4	8.8	2.11	Vacant	YES - Current	Under Construction			11	11	Olive Grove Subdivision	
VALLEY OAK DR	030220066	MHR	R-3	6.1	10.0	0.60	Vacant	YES - Planned	Approved; subdivision under construction; large lot not yet subdivided	0	4	0	4	Stones Throw: Phase IV	
VALLEY OAK DR	030220066	MHR	R-3	6.1	10.0	5.19	Vacant	YES - Planned	Available			35	35	Stones Throw: Phase IV	
VALLEY OAK DR	030220066	MR	R-2	5.4	8.8	5.15	Vacant	YES - Planned	Approved; subdivision under construction; large lot not yet subdivided	0		29	29	Stones Throw: Phase IV	
VALLEY OAK DR	030220066	LR	R-1	1.1	7.3	2.08	Vacant	YES - Planned	Approved; subdivision under construction; large lot not yet subdivided	0		11	11	Stones Throw: Phase IV	
VALLEY OAK DR	030220067	MHR	R-3	6.1	10.0	0.60	Vacant	YES - Planned	Approved; subdivision under construction; large lot not yet subdivided	0	4	0	4	Stones Throw: Phase V	
VALLEY OAK DR	030220067	MHR	R-3	6.1	10.0	1.15	Vacant	YES - Planned	Approved; subdivision under construction; large lot not yet subdivided	0	0	5	5	Stones Throw: Phase V	
VALLEY OAK DR	030220067	MR	R-2	5.4	8.8	5.28	Vacant	YES - Planned	Approved; subdivision under construction; large lot not yet subdivided	0	0	24	24	Stones Throw: Phase V	

Site Address/Intersection	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Site Status	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Project Name	Optional Information2
VALLEY OAK DR	030220067	LR	R-1	1.1	7.3	6.30	Vacant	YES - Planned	Approved; subdivision under construction; large lot not yet subdivided	0	0	29	29	Stones Throw: Phase V	
VALLEY OAK DR	030220065	MR	R-2	5.4	8.8	0.60	Vacant	YES - Planned	Approved; subdivision under construction; large lot not yet subdivided	0	4	0	4	Stones Throw: Phase III	
VALLEY OAK DR	030220065	MR	R-2	5.4	8.8	9.83	Vacant	YES - Planned	Approved; subdivision under construction; large lot not yet subdivided	0		48	48	Stones Throw: Phase III	
VALLEY OAK DR	030220065	LR	R-1	1.1	7.3	2.70	Vacant	YES - Planned	Approved; subdivision under construction; large lot not yet subdivided	0		10	10	Stones Throw: Phase III	
VALLEY OAK DR	030220060	MHR	R-3	6.1	10.0	0.60	Vacant	YES - Planned	Approved; subdivision under construction; building permit not yet issued	0	4	0	4	Stones Throw: Phase II	
VALLEY OAK DR	030220060	MHR	R-3	6.1	10.0	6.79	Vacant	YES - Planned	Approved; subdivision under construction; building permit not yet issued	0	0	41	41	Stones Throw: Phase II	
VALLEY OAK DR	030220060	MR	R-2	5.4	8.8	4.48	Vacant	YES - Planned	Approved; subdivision under construction; building permit not yet issued	0	0	26	26	Stones Throw: Phase II	
VALLEY OAK DR	030220060	LR	R-1	1.1	7.3	2.20	Vacant	YES - Planned	Approved; subdivision under construction; building permit not yet issued	0	0	10	10	Stones Throw: Phase II	

APPENDIX D:
PROGRAM II.3 SITES

Site Address/Intersection	Assessor Parcel Number	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Existing Uses	Optional Information
E. Grant Avenue/E Street	038-190-035	51	50	0	0	Shortfall of Sites	5.79	NC	C-1	HR	R4A	17.5	22	101	Vacant	Vacant	This site is not in the inventory of residential sites.
29500 Russell Boulevard	038-050-018	25	25	0	0	Shortfall of Sites	2.8	NC, LR, OS	C-1, R-1, OS	HR, NC, LR, OS	C-1, R-1, OS, R4A	17.5	22	49	Vacant	Vacant	proposed for subdivision, including residential and commercial development, and is anticipated to include a 2.8-acre R4 parcel. Rezone would be limited to no more than 4.5 acres of site following approval of tentative map to subdivide the site for development. The site would continue to accommodate the proposed moderate and above moderate income units on the remainder of the 61-acre parcel.
E. Grant Avenue/E. Main Street	038-070-035	38	39	0	0	Shortfall of Sites	4.44	NC	C-1	HR	R4A	17.5	22	77	Vacant	Vacant	This site is not in the inventory of residential sites.
Neimann Street/Almeria Street	030-220-027	84	84	0	0	Shortfall of Sites	9.51	PQP, MHR, LR	PQP, R-3, R-1	HR	R4A/R-3	17.5	22	166	Vacant	Vacant	This site is included in the inventory of residential sites and identified to accommodate 54 above moderate income units. A rezone to accommodate 166 lower income units would remove this site from the above modate income inventory. The City has excess capacity for above moderate income units and a rezone of this site would not negatively affect the City's ability to accommodate the above moderate RHNA.
415 Grant Ave	003-524-019	55	55	0	0	Shortfall of Sites	6.28	LR	R-2	HR	R4A	17.5	22	109	Non-Vacant	Commercial fruit stand and other structures, two residences	There has been interest in this site for affordable housing. This site will only be rezoned to accommodate the RHNA upon submittal of an application for an affordable housing project for lower income households. This site is included in the inventory of residential sites and identified to accommodate 44 above moderate income units. A rezone to accommodate 109 lower income units would remove this site from the above modate income inventory. The City has excess capacity for above moderate income units and a rezone of this site would not negatively affect the City's ability to accommodate the above moderate RHNA.

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY GAVIN NEWSOM, *Governor*
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July 26, 2021

Kathleen Salguero Trepa, City Manager
City of Winters
318 1st Street,
Winters, CA 95694

Dear Kathleen Salguero Trepa:

RE: Review of the City of Winters' 6th Cycle (2021-2029) Draft Housing Element

Thank you for submitting the City of Winters' (City) draft housing element received for review on May 27, 2021, along with revisions on July 13, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by several conversations with the City's consultant Beth Thompson of De Nova Planning Group. In addition, HCD considered comments from Legal Services of Northern California pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

As a reminder, the City's 6th cycle housing element was due May 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described, adopt, and submit to HCD to regain housing element compliance.

To remain on an eight-year planning cycle, the City must adopt its housing element within 120 calendar days from the statutory due date of May 15, 2021 for Sacramento Area Council of Governments (SACOG) localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit HCD's website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. For information, please see the Technical Advisories issued by theGovernor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Irvin Saldana, of our staff, at Irvin.Saldana@hcd.ca.gov.

Sincerely,

Shannan West
Land Use & Planning Unit Chief

Enclosure

APPENDIX
CITY OF WINTERS

The following changes would bring Winters' housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at www.hcd.ca.gov/hpd. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks),* available at http://www.hcd.ca.gov/community-development/building-blocks/index.shtml and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revise

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element.(Gov. Code, § 65588 (a) and (b).)

The element reviews the 5th cycle programs but must also provide a specific review for programs regarding the effectiveness of the 5th cycle programs for meeting the community's special housing needs. An analysis must be provided for the cumulative impact of the previous housing element's programs to address the housing needs of special needs populations.

B. Housing needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing (AFFH) in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

   The element includes a variety of information and analysis related to AFFH; however, additional information is necessary to address this requirement, as follows:

   Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) and Racially Concentrated Areas of Affluence (R/CAA): According to the U.S Department of Housing and Urban Development, Winters does not have any block groups that qualify as a R/ECAP. However, the element should also address concentrated areas of affluence.

   Integration and Segregation: While the element includes local data on race, disability, familial status, and income, the element must also address local trends and patterns related to the region for persons with disability, familial status, and income.

Access to Opportunity: The element provides a complete analysis on education, transportation, and environmental factors on a both a local and regional level; however, the element should provide further analysis on employment. The element mentions that access to employment is a pressing place-based issue in the City (page 128). The element should further analyze job opportunity, availably and future growth, on both a local and regional level. Once complete, the analysis should guide meaningful actions that address the disparities found through the analysis.

Other Relevant Factors: Given the socioeconomic patterns identified by the fair housing assessment, the element must address the dynamics behind past actions to better inform future actions. For example, the element can discuss barriers in zoning and land use rules, information about redlining, patterns of investment such as infrastructure and amenities, restrictive covenants, and other discriminatory practices as applicable.

2. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be usedto identify sites that can be developed for housing within the planning period (Section65583.2).*

   Realistic Capacity: The element assumes a realistic development capacity of 90 percent of the allowable maximum density based on a recent project. However, the calculation should include additional examples to support this assumption or may utilize the City's Increased Density Program (Program II-8).

   In addition, the element appears to rely on sites with zoning intended for nonresidential uses, for example Site (H). Site (H) is currently zoned D-B or Downtown-B, this zone allows multifamily housing on second floors and in addition to ground floor commercial. The element does not address the likelihood of residential development in zoning intended for nonresidential uses. For instance, the element anticipates development capacity at 80-88% in nonresidential zones; however, there is no consideration for the potential of 100% nonresidential development occurring in these zones. The element must include analysis based on factors such as development trends including nonresidential, performance standards requiring residential uses or other relevant factors such as enhanced policies and programs.

   Nonvacant Sites: While the element sufficiently demonstrates the potential for additional development on sites to accommodate housing for lower income households, it must include additional analysis on nonvacant sites to accommodate housing for moderate and above moderate-income households. For example, several sites with existing single family uses intended for above moderate-income households do not appear to net significant additional development.

Electronic Sites Inventory: For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

3. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types ofhousing identified in paragraph (1) of subdivision (c), and for persons with disabilitiesas identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. (Gov. Code, § 65583, subd. (a)(5).)*

   Land Use Controls: The element must identify and analyze all relevant land use controls impacts as potential constraints. As noted by Legal Services of Northern California on their July 19, 2021 letter, the element did not discuss Measure A. HCD understands this initiative was voted on and approved on November 3, 2020. The element must analyze the approved measure for any impacts on the cost, timing, and supply of housing, including the City's ability to meet the Regional Housing Needs Allocation (RHNA) and any other associated constraints.

C. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period,each with a timeline for implementation, which may recognize that certain programsare ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing elementthrough the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal andstate financing and subsidy programs when available. The program shall include anidentification of the agencies and officials responsible for the implementation of the various actions (Section 65583(c)).*

   To have a beneficial impact in the planning period and address the goals of the housing element, programs must include discrete timing (e.g., annually or bi-annually). Examples of programs that should be revised include II.6 (Displacement), II.9 (Monitor Changes), II.18 (Yolo County Housing Coordination), II.24 (Universal Design Program) and II.28 (Reasonable Accommodation).

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities toaccommodate that portion of the city's or county's share of the regional housing needfor each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory- built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (*Gov. Code, § *65583, subd. (c)(1).)*

   As noted in Finding B2, the element does not include a complete sites inventory or analysis; as a result, the adequacy of sites and zoning has not been established. Based on the results of a complete sites inventory and analysis, programs may need to be added, or revised, to address a shortfall of sites and zoning for a variety of housing types.

3. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

   Given the significant need for farmworkers in the area, the element must include specific actions to assist in the development of housing for farmworkers. For example, the element could commit to proactive actions to coordinate with non-profit developers, employers and other related organizations, to explore funding and incentives and to identify specific development opportunities.

4. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development ofhousing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

   As noted in Finding B3, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints. In addition, as noted on page 49, the element should include specific actions to address multifamily heights as a constraint.

5. *Promote AFFH opportunities and promote housing throughout the community or communities for all persons regardless of race, religion,sex, marital status, ancestry, national origin, color, familial status, or disability, and other*

characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)

As noted in Finding B2, the element must include a complete assessment of fair housing. Based on the outcomes of that analysis, the element must add or modify programs. Goals and actions must specifically respond to the analysis and identify and prioritize contributing factors to fair housingissues. Actions must have metrics and milestones as appropriate and address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection. Please see HCD's AFFH memo for more information: https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf#page=23.

D. Quantified Objectives

Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)

While the element includes quantified objectives for new construction and rehabilitation, it should include conservation objectives regardless of whether units are at-risk of preservation of converting to market rate uses. The element could include other activities that conserve the existing housing stock such as maintaining housing choice vouchers, monitoring affordability agreements in inclusionary units and weatherization efforts.

E. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)

HCD understands the City did not make the element available to the public prior to submittal to HCD. By not providing an opportunity for the public to review and comment on a draft of the element in advance of submission to HCD, the City has not yet complied with statutory mandates to make a diligent effort to encourage the public participation in the development of the element and it reduces HCD's ability to consider public comments in its review. The availability of the document to the public and opportunity for public comment prior to submittal to HCD is essential to the public process and HCD's review. The City must proactively make future revisions available to the public, including any commenters, prior to submitting any revisions to HCD and diligently consider and address comments, including revising the document where appropriate. In addition, and as noted in several findings, HCD considered comments from Legal Services of Northern California as part of this review. These comments

will be provided to the City under a separate cover and should be considered as part of the revised element and adoption. HCD's future review will consider the extent to which revisions were circulated and how the City solicited, considered, and addressed public comments in the element. The City's consideration of public comments must not be limited by HCD's findings in this review letter.