



# County of Yolo

## PLANNING AND PUBLIC WORKS DEPARTMENT

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**TO:** **SUPERVISOR DUANE CHAMBERLAIN**, Chairman,  
and Members of the Board of Supervisors

**FROM:** **HEIDI TSCHUDIN**, General Plan Project Manager  
Planning and Public Works Department

**DATE:** January 29, 2008

**SUBJECT:** ADDENDUM TO General Plan Update (Item # 4.03) regarding Housing Element and housing grant eligibility. (No general fund impact)

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### **RECOMMENDED ACTIONS**

Accept this supplemental information regarding State certification of the Housing Element and acknowledging additional potential concerns regarding grant eligibility.

### **SUPPLEMENTAL INFORMATION**

The following information is provided to augment the Board letter for Item #4.03 on the agenda for January 29, 2007. This supplemental information applies solely to the Housing Element component of the Board letter (commencing on page 11 of the staff report).

As reported, the County will not meet the June 30, 2008 deadline for State certification of the updated Housing Element. While the County's General Plan (including the current Housing Element) remains legally adequate despite passage of the State deadline, the inability to have a new certified element in place by the State deadline creates potential adverse circumstances for housing grant eligibility.

Subsequent to release of the staff report, the staff completed additional research regarding possible implications in two areas not covered in the original Board letter: grant funding for Yolo County Housing (YCH) and redevelopment planning. These are discussed separately below:

### **Yolo County Housing Funding**

Although a separate agency from the County, YCH is reliant on the County's General Plan and Housing Element for housing programs undertaken within the unincorporated area. Similarly, YCH depends on the General Plans and Housing Elements of the cities for housing programs undertaken within the incorporated areas. To the extent that YCH seeks grant awards for projects within the unincorporated area of the County, the status of the County's Housing Element may affect the grant eligibility of the YCH in much the same way it affects the grant eligibility of the County.

The Executive Director of YCH has reviewed the potential implications of the current schedule for the General Plan and has identified two programs where there may be a concern: HOME Investment Partnerships (HOME) program and Proposition 1C Infill Funding. Both of these programs are discussed in the original Board letter. The Executive Director reports that YCH, in its development planning for the Esparto townhome project, would likely seek grants under one or both programs. Currently, there is no open competition for Proposition 1C programs YCH is likely to pursue, so funding implications for the latter part of 2008 are unknown. However, YCH could be successful in securing a competitive HOME grant of up to the same amount (\$800,000) that the County would expect to receive. This means that the status of certification of the updated Housing Element has an unknown potential to affect Proposition 1C eligibility, and the potential to affect competition for a HOME grant (for up to \$800,000) to YCH for the 2008/09 fiscal year.

### **Redevelopment Planning**

Yolo County has a Redevelopment Agency that is currently inactive. The Economic Development Manager has been investigating the possibility of establishing a redevelopment project area covering much of Esparto and Madison, and perhaps portions of other unincorporated areas of the County as well. This investigation is in their early stages. If the County ultimately decides to activate the Redevelopment Agency and form a project area, it will take several months to prepare adequate information, undertake appropriate public and property owner outreach, and conduct formal hearings before the Planning Commission and Board of Supervisors. Formal action by the Planning Commission and Board of Supervisors will also be necessary, after which various implementation studies and tasks will be required including preparation of "blight" and financial studies, drafting of a Redevelopment Plan, and additional community outreach. If the County decided to move forward with looking at the feasibility of project area establishment, it is unlikely that these activities would be completed prior to mid-2009. Notwithstanding this, however, the staff looked at the issue of whether redevelopment planning, if it were to proceed, would be affected by the current schedule for the General Plan.

State Community Redevelopment Law requires that all redevelopment plans conform to the community's general plan, which in turn must comply with other relevant provisions of California law. The inability to secure State certification of a revised Housing Element should have no adverse implications for County redevelopment activities. So long as the County's General Plan remains legally adequate, the thresholds required by redevelopment law would have been met and the County could proceed with redevelopment planning and related activities. Therefore, no implications to redevelopment planning are anticipated from the current schedule for the General Plan.

### **Housing Program Coordination**

Coordination of housing programs in Yolo County is particularly challenging because, due to its nature, responsibility for implementation of various housing programs is distributed among many County departments and entities. The Housing Element of the General Plan is the overarching document that provides policy and implementation guidance for all housing programs and strategies of the County. The Planning and Public Works Department has primary responsibility for implementing the Housing Element, as adopted by the Board of Supervisors as a required component of the General Plan. The Planning and Public Works Department also implements the land use and zoning aspects of housing for Yolo County. Many other departments and entities, however, including divisions of the Department of Employment and Social Services, the County Administrative Office, Yolo County Housing, and many non-profit service providers have responsibilities for implementation of public housing programs and projects that utilize housing grant funding and directly deliver affordable and other special needs housing services.

On June 26, 2007 the Board of Supervisors received a report from CAO staff on affordable and special needs housing programs throughout the County. That report included several recommendations for coordination of these efforts, particularly as related to available state and federal funding programs. The Action Outlines 2007 strategy document adopted by the Board of Supervisors in July of 2007 identifies development of a "housing strategy" for Yolo County as a high priority under Action K. The intent of this direction is to ensure maximum, efficient, and effective coordination related to securing funding and delivery of services between those entities with various housing responsibilities. CAO staff is in the process of scheduling a meeting with the Deputy Director of the State Department of Housing and Community Development to explore various funding opportunities, especially as related to new programs such as Proposition 63 and 1C.

The General Plan team has used a process consistent with Action K to identify potential implications associated with the current schedule for the General Plan and Housing Element update. While one cycle of potential grant eligibility may be adversely affected by the delay in the completion of and State certification of the updated Housing Element, the update will nonetheless provide an opportunity to bring all these efforts together in the form of coordinated policy direction and implementation actions. The desired housing strategy will be an outcome of and must be consistent with the Housing Element update. The framework of the updated Housing Element will serve the County well moving into the future by ensuring a more strategic approach to securing grant funding and providing housing services. In concert with prior direction from the Board of Supervisors, this is the approach that will be taken to writing the updated element.