



California Coalition for Rural Housing

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Housing Needs Assessment Outline

August 10, 2004

Goals for the Session

- ❖ *Review a draft plan for conducting the assessment*
- ❖ *Receive feedback from taskforce for changes, additions, revisions*
- ❖ *Finalize assessment implementation plan*

Housing Needs Assessment – Format



- ❖ Anticipated Sources of information will be identified
- ❖ Roles and assignments will be identified by primary & secondary organizational responsibility
- ❖ E.G. CVV/CCRH means Capay Valley Vision will have primary responsibility for completion with CCRH playing a secondary role

Housing Needs Assessment – Format



- ❖ Format of final assessment report will be:
 - Easily readable for lay person
 - Nontechnical
 - Graphic/Visual orientation
- ❖ Assessment will “morph” into final Vision document when community workshops are completed

Housing Needs Assessment – Approach




- ❖ Emphasis on collecting preexisting data
 - Low-hanging fruit
 - Don't reinvent the wheel
- ❖ Focus on most important data & information
- ❖ Time & resource sensitive
 - Project timeline/deadline
 - Limited Resources – staff time

Housing Needs Assessment – Key Sections




- ❖ Introduction: Purpose of Assessment
- ❖ Section I: Capay Valley Housing Conditions
- ❖ Section II: Populations with Housing Needs
- ❖ Section III: Solutions for the Valley – Housing Models
- ❖ Section IV: Solutions for the Valley –Planning, Program & Policy Solutions



Introduction: Purpose of the Housing Needs Assessment

- ❖ Educate community on housing conditions in the Valley
- ❖ Identify and introduce needed housing models and designs
- ❖ Dispel myths about subsidized housing



Introduction: Purpose of the Housing Needs Assessment

- ❖ Introduce community planning and design models that can be applied in the Valley
- ❖ Build community support for proactive, forward-looking community-based solutions to the Valley's housing problems



Section I - Housing Conditions in the Valley: Housing Stock

- ❖ What type and quantity of housing is available?
 - Unbalanced development – Single family tract homes

- ❖ What condition is the housing stock in?
 - Age
 - Physical condition



Section I - Housing Conditions in the Valley: Housing Market

- ❖ Shortages of affordable housing in the Valley
 - Home sales prices
 - Rental rates
 - Vacancy Rates
 - Cost-burdened households



Section I - Housing Conditions in the Valley: Housing Market

- ❖ What are the ownership patterns?
 - Proportion of renters to occupied units
 - Owner occupied units




Section I - Housing Conditions in the Valley: Planning Processes

- ❖ Does the Yolo County Housing Element provide a viable plan to meet the housing needs of the Capay Valley?



Section I - Housing Conditions in the Valley: Planning Processes

- ❖ Is the current general/community plan adequate to respond to housing needs and changes in the housing market?
 - Inclusionary policies
 - Design standards
 - Land use designations



Section I - Housing Conditions in the Valley: Summary of Housing Market Pressures

- ❖ What are the pressures on the housing market?
 - Casino-induced workforce expansion
 - Increased demand from outside Valley
 - Increased demand for ranch homes on agricultural land
 - Limited infrastructure (water & sewer)



Section I - Housing Conditions in the Valley: Details of Housing Market Pressures

- ❖ Pressures from outside the Valley
 - Housing in demand
 - Household types
 - Income levels



Section I - Housing Conditions in the Valley: Details of Housing Market Pressures

- ❖ Pressures from growth in Valley's workforce
 - Casino workers
 - Farmworkers
 - Existing employers
 - New businesses



Section I - Housing Conditions in the Valley: Details of Housing Market Pressures

- ❖ Pressures from population growth
 - Current planned housing development
 - Infrastructure capacity
 - Limited services, shopping & other amenities
 - Other population projections (to be determined)

Section I - Data & Information Sources



- ❖ Information & data sources:
 - Census data – CCRH
 - Public Agencies - CCRH
 - Home sales data – Done
 - Rental industry data - CVV
 - Subdivision data - CVV
 - Building permits – CVV

Section I - Data & Information Sources



- ❖ Information & data sources:
 - Windshield survey – CVV
 - Interviews with real estate brokers - CVV
 - Water district reports - CCRH
 - County infrastructure maps - CVV
 - County zoning maps & documents – CVV
 - Casino & developer mitigation & impact reports - CVV

Section II - Populations with Housing Needs

- ❖ What segments of the Valley's workforce need housing now or in the future?
 - Local employer's workforce
 - Farmworkers
 - Public sector workforce – e.g. teachers, law enforcement
 - Casino Workers

Section II - Populations with Housing Needs



- ❖ What segments of the general population need housing?
 - Elderly
 - 1st time homebuyers
 - Lower income households & families
 - Moderate/middle income households & families

Section II - Populations with Housing Needs

- ❖ Are there special needs populations that will need housing?
 - Disabled
 - Homeless
 - Other special needs

Section II - Data & Information Sources

- ❖ Information & data sources:
 - Interviews with developers & real estate brokers – CVV
 - State EDD data
 - Interviews with social service providers

Section II - Data & Information Sources

- ❖ Information & data sources (continued):
 - Census & county data - CCRH
 - Home sales data - Done
 - Casino data – CVV
 - Employer survey – CVV/CCRH



Section III – Solutions for the Valley: Housing Models

- ❖ Housing Stock Diversification – Types Needed
 - Starting homes
 - Split lots/zero lot lines
 - Condominiums
 - Apartment rentals
 - Manufactured housing
- ❖ Match housing types with Valley communities



Section III – Solutions for the Valley: Housing Models

- ❖ Housing Stock Diversification – Designs Needed
(examples only)
 - Town homes
 - Cottage or garden style
 - Fourplexes
 - Duplexes



Section III – Solutions for the Valley: Housing Models

- ❖ Housing Stock Diversification – Designs Needed
(examples only)
 - Single family
 - Larger multifamily
 - Manufactured



Section III – Solutions for the Valley: Housing Models

- ❖ Design Goals & Standards (These are examples only)
 - Minimization parking visual impacts
 - Garage – house snout orientation
 - Density
 - Street widths
 - Structure facades & styles



Section III – Solutions for the Valley: Housing Models

- ❖ Design Goals & Standards (These are examples only)
 - Traffic calming
 - Park strips, trees/landscaping
 - Mixed use
 - Bike paths



Section III – Solutions for the Valley: Housing Models

- ❖ Affordability goals (These are examples only)
 - Very low-income rental housing
 - Large family affordability
 - Low- and moderate-income homeownership affordability



Section IV – Solutions for the Valley: Programs, Policy & Planning

- ❖ Specific plans for the Valley Communities (examples)
 - Design standards
 - Density
 - Affordability & priority housing incentives
 - Smart Growth principles



Section IV – Solutions for the Valley: Programs, Policy & Planning

- ❖ Inclusionary policies
 - Affordability levels
 - % of units required to be affordable
 - Options to meet inclusionary targets



Section IV – Solutions for the Valley: Programs, Policy & Planning

- ❖ Yolo County Housing programs (examples only)
 - Yolo County Housing Trust Fund
 - Commercial linkage fees
 - Targeting of HOME & CDBG funds



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Thank You