



Woodland Housing Affordability Survey



In preparation for the City’s upcoming Affordable Housing Workshop during the City Council Meeting on September 19, 2017, the City seeks the insights, concerns, and ideas about housing affordability from the community in the City of Woodland. Please complete the following questions and add your recommendations for increasing the quality and quantity of affordable housing. Please find this definition and others in glossary.

Additional questions or comments: Call or email Stephen Coyle (530) 661-5910 / stephen.coyle@cityofwoodland.org

1. Please describe your stakehold or affiliation:

Public Agency Non-Profit Builder or Developer Consultant Resident Other

2. Please provide your name, organization and contact information:

3. Please list three (3) primary constraints to an increase in affordable housing in Woodland:

4. Please list three (3) key recommendations to address the above constraints:

5. On a scale of 1 - least important, to 5 - most important, rate the importance of the following neighborhood characteristics:

- | | |
|---|--|
| <input type="checkbox"/> Overall neighborhood compatibility | <input type="checkbox"/> Proximity to public transit |
| <input type="checkbox"/> Proximity to schools and parks | <input type="checkbox"/> Income-Diverse |
| <input type="checkbox"/> Proximity to daily needs shopping | <input type="checkbox"/> Attractive design and scale |

6. On a scale of 1 - least important, to 5 - most important, rate the impediments to making income-diverse neighborhoods:

- | | |
|--|--|
| <input type="checkbox"/> Neighborhood opposition | <input type="checkbox"/> Ability to maintain affordability over time |
| <input type="checkbox"/> Insufficient diversity of lot sizes | <input type="checkbox"/> On-site parking requirements |
| <input type="checkbox"/> Insufficient diversity of housing types and sizes | <input type="checkbox"/> Other _____ |

7. What makes up an optimal income-diverse neighborhood?

No Special Income Diversity Low Income % Median Income % High Income %

8. What makes an optimum neighborhood mix of affordable rental and for sale housing?

% Rental % All For-Sale % Affordable Rental % Affordable For-Sale Not Relevant

9. What are the ways the private sector can increase the supply of owner-occupied and rental affordable units?

10. What are the ways the public sector can increase the supply of owner-occupied and rental affordable units?



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11. From 1 - lowest priority, to 5 - highest priority, who should take responsibility for housing affordability in Woodland?
Please suggest an example of a responsible action.

- _____ City of Woodland - Example: _____
- _____ Yolo County - Example: _____
- _____ State - Example: _____
- _____ Private Developers - Example: _____
- _____ Others: _____

12. Please rank from 1 - lowest, to 5 - highest, the following potential impediments to housing affordability:

- | | |
|--|---|
| _____ Increasing construction costs | _____ Construction financing constraints |
| _____ Increasing land costs | _____ Inadequate affordable land availability |
| _____ Municipal development fees | _____ Constraint for building 2 to 12 unit apartments and row homes |
| _____ Inclusionary housing requirements that increase unsubsidized housing costs | _____ Planning and building approval process |
| _____ In-Lieu fees that increase unsubsidized housing costs | _____ Inadequate tenant rental assistance |
| _____ Prevailing wage labor costs | _____ Micro-sized unit prohibitions |
| _____ Federal/State future financing uncertainties | _____ Zoning density & min. lot sizes requirements |
| _____ Federal/State financing regulations | _____ Zoning requirements for multifamily parking |
| _____ Limited access to affordable financing | _____ Zoning architectural design standards |
| | _____ Other: _____ |

13. Please rank from 1 - not effective, to 5 - highly effective, the following affordable housing strategies:

- | | |
|--|---|
| _____ Inclusionary housing requirements | _____ Explicit design and development standards |
| _____ In-lieu affordable housing fees | _____ Greater zoning flexibility |
| _____ Affordable housing density bonuses | _____ Neighborhood-compatible design and scale |
| _____ Reduced City fees for affordable housing | _____ Other _____ |

14. Please rank from 1, lowest, to 5 highest, the need for following types of affordable units and assistance programs:

- | | |
|---|---|
| _____ Multi-family rentals, 5 or more units | _____ Loan assistance for owners of 5 + apartment complexes |
| _____ Duplex, Triplex, Fourplex rentals | _____ Loan assistance for owners of 2 to 4 unit apartment buildings |
| _____ Single-family rental | _____ Policies requiring affordable, single-family rentals |
| _____ Single-family home ownership | _____ First-time homebuyer loan assistance |
| _____ Owner-occupied rehabilitation | _____ Loans for rehabilitation work |

15. Should the City of Woodland encourage the development/construction of more innovative housing for moderate-income or "work-force" households earning more than 80% and no greater than 120% of median household adjusted for household size, such as 4 people, the approx. income range is more than \$59,750/year and no greater than \$89,625/year?

_____ Yes/No – If yes, how? _____

_____ If yes, where? _____

16. Please provide any additional suggestions and/or attach information that will help inform the affordability discussion.