



LWV-Woodland Housing Survey Results

Submitted by Janet Ruggerio and Elizabeth Kemper

We received 24 responses to the LWV Housing Survey. The following is a summary of the results of the LWV Woodland Housing Survey:

1. What do you believe is the most significant housing issue facing Woodland?
 - Supply of housing: 58.3%
 - Cost of housing (both rental and sale): 66.7%
 - Homelessness: 66.7%
 - Condition of housing: 8.3%
 - I don't really know: 4.2%
 - People from outside Woodland coming here: 4.2%

2. Should Woodland increase the number of rental units?
 - Yes: 60.9%
 - No: 0%
 - Maybe: 30.4%
 - No knowledge to answer the question: 4.3%
 - For very low income households: 4.3%

2a. If yes to Question #2, what type of rental units are need:

 - Affordable Housing: 65%
 - Families: 20%
 - Seniors: 0
 - Co-housing: 5%
 - All kinds: 5%
 - All of the Above: 5%

3. Would you support any of the following options as they relate to housing?
 - Infill housing development: 91.7%
 - Sustainable/green design: 70.8%
 - Accessory dwelling units: 70.8%
 - Conversion of commercial property to housing: 70.8%
 - Mixed uses (commercial/residential): 54.2%
 - Co-housing: 4.2%

- Emergency LGBTQ homeless housing: 4.2%
4. Do you think there should be more housing code enforcement in Woodland?
- Yes: 21.7%
 - No: 21.7%
 - Maybe: 39.1%
 - Yes, unpermitted projects and poorly maintained rental units need more oversight: 4.3%
 - I don't know/uninformed: 8.6%
 - I have spoken with Ken Hiatt about using a graphic code for proposed new development. I think we need a more enlightened code, one that protects older housing and extends the main street core to the east and west of the core.
- 4.a. If yes to the about question, should housing code enforcement apply to
- All housing, usually by complaint: 26.7 %
 - Rental units as they are rented: 26.7 %
 - Housing as it is sold: 13.3 %
 - Rental Units, annually: 6.6 %
 - Rental units as they are sold and Rental units as they are rented: 6.6%
 - I don't know: 13.3%
 - All Housing moving forward: 6.6%
5. How should Woodland address homelessness recognizing the City's requirement to serve the homeless?
- More shelter beds: 54.2%
 - Increase supply of affordable units: 58.3%
 - Convert motel units to house the unhoused: 66.6%
 - Increase health services (both physical and mental health services): 95.8%
 - Provide other social services and job services as needed: 79.2%
 - Much of this is already being done: 4.2%
 - I would have to research the issue: 4.2%
 - A combination of solutions is needed: 4.2%
 - Emergency shelter for women, children and families: 4.2%
 - A combination of solutions to accommodate the need: 4.2%
6. Housing should:
- Be located near transportation corridors including transit, pedestrian and bike pathways: 83.3%
 - Be built with easily accessible parks, schools, and open space: 58.3%
 - Include more work-force housing (Cost/Size adjusted to serve working income residents): 70.8%
 - Include more first-time homebuyers' programs: 58.3%

- Integrate rental housing in all residential neighborhoods, e.g., duplexes, garden courts, ADUs., etc.: 54.2%
 - Include all types of housing: courtyard units, co-ops, senior complexes: 66.7%
 - All new housing should be partially accessible: 33.3%
 - Housing should be sustainable: 4.2%
 - I have concerns about overbuilding of land: 4.2%
 - All new homes should include accessibility/ADA: 8.3%
 - What does partially accessible mean? 4.2%
7. Fair housing rules must be followed to avoid discriminatory practices in all types of housing and should be enforced by the City:
- Agree: 100%
 - Disagree: 0
8. City should explore ways to reduce cost of housing and support new methods to reduce the cost including shortening the time for the processing of development:
- Agree: 82.6%
 - Disagree: 4.3%
 - One should not skip regulations that impact safety and greenhouse gas emissions: 4.3%
 - I agree with the first parts of the sentence don't know if length of time for processing development should be reduced: 4.3%
 - I don't think these are the right options to answer this question: 4.3%
9. Do you support programs for the rehabilitation and preservation of the existing housing stock?
- Yes: 83.3%
 - No: 0
 - Maybe: 8.3%
 - Assuming the housing unit is worth preserving – case-by-case basis: 4.2%
 - Sounds reasonable but I do not know the issue: 4.2%
10. What is needed to support affordable housing projects (usually rentals) within this community?
- Good design: 65.2%
 - Density/Number of units in development: 52.2%
 - Management/maintenance of complex once constructed: 78.3%
 - Education of the community as to need: 47.8%
 - Funding: 47.8%
 - On –going maintenance is really important: 4.3%
 - Community education is key. LWVW could provide that education: 4.3%
 - Don't know: 4.3%
 - Multiple housing types (casitas, mixed use, etc.): 4.3%