



Woodland Opportunity Village: Infill Housing Model for 21st Century

Challenge:

The number of individuals and families living homeless or unstably housed in Woodland is increasing. The January 2024 Point-In-Time survey counted 251 unsheltered individuals, plus 165 sheltered individuals for a total of 416 people living homeless, a 56% increase since 2022.

The lack of construction of affordable housing since the 2008 recession has created a severe shortage of homes for low-income, very low-income, and extremely low-income persons in California and in Woodland. People are doubling up in homes and apartments, couch surfing, living in cars, shelters and unsheltered. These are people/neighbors whose issues are primarily related to unemployment, under-employment, bankruptcy, or a life experience that leaves them without adequate income for market-rate housing.

Vision:

Develop infill garden courts, a historic housing model in the Central Valley, on .4 to 1.0+ acre lots that provide permanent homes for a mix of very low-income (50% Area Median Income), and extremely low-income (30% Area Median Income) residents of Woodland CA. These permanent affordable home rents will cost no more than 30% of the household's income. Quality of life amenities including: trees, gardens, and recreation spaces will be part of the community. There will be a Common Building and an On-Site Manager.

Volunteer social workers, life coaches and community volunteers will help residents learn basic life-skills and teach them to manage their finances so they can remain in their housing.

Community members, including members of the faith community, will come alongside residents and help them experience welcome and worth...and emotional and spiritual well-being.

Partnership between Woodland Opportunity Village and Friends of the Mission:

Woodland Opportunity Village develops and operates the properties

Incorporated in 2017 Woodland Opportunity Village, a (501c3), will develop the projects. They will be the "face" to the community responsible for: fundraising, communications, development, occupancy, and on-site management of the property. The 10-30 hour per week on-site manager will collect the rents, facilitate regular community meetings and activities, resolve community issues, and insure the property is maintained as an asset to the neighborhood.

Friends of the Mission owns and maintains the properties

Founded in 1997, Friends of the Mission is a Non-Profit Organization that provides affordable housing for individuals, families and youth who are in need, but especially the homeless population in Yolo County. Affordable housing may include: emergency, transitional, supportive and permanent housing projects and programs. Friends of the Mission will own the land and the buildings. They will provide regular maintenance, and landscaping of the properties including the laundry facilities.

Freeman Garden Court: the First Village, the Model

Woodland Opportunity Village, Inc. in collaboration with Friends of the Mission, Inc., is building a garden court at the corner of Freeman and Kentucky Streets in Woodland. There will be 12 duplexed tiny homes and a Common Building. These permanent homes on a slab foundation, are complete with one bedroom, a living area, a kitchen, a 3-piece bathroom, storage, and a front porch, all in 380 square feet. These homes meet the CA building codes. They will be powered with solar and electric energy. Two of the units are Special Mobility Featured.

There is a Common Building with laundry facilities, a small office, a gathering room, and a bathroom. This common space will be available for community gatherings, birthday celebrations, and has a patio with a shade cover. There is parking and street parking, shade trees, wheelchair width cement walkways, drought tolerant landscaping with drip irrigation, a pet relief area, and a grass gathering area. There are raised beds for gardening. The community will be fenced. There will be a 10 – 30 hour per week on-site manager.

Freeman Garden Court has been awarded twelve HUD Project Based Vouchers that provide funding for the ongoing maintenance and operations of the community. These vouchers are for 20 years, renewable for 20 more years, and are managed through the Yolo County Housing Authority.

The goal of Woodland Opportunity Village is to offer housing to an economic mix of very low income, and extremely low-income households of 1-3 related residents based on the Area Medium Income (AMI) for Yolo County.



Woodland Opportunity Village, Inc.

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