

APR 05 2011

**Department of Housing and  
Community Development**

**ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City or County Name: City of Yuba City

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Reporting Period by Calendar Year: from January 1, 2010 to December 31, 2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

**Department of Housing and Community Development**  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

-and-

**Governor's Office of Planning and Research**  
P.O. Box 3044  
Sacramento, CA 95812-3044

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Yuba City  
 Reporting Period 1/1/2010 - 12/31/2010

Table A

Annual Building Activity Report Summary - New Construction  
 Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development  See Instructions	7 Deed Restricted Units  See Instructions	8 Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income						
			0	0	0	0	17	17				
<b>(9) Total of Moderate and Above Moderate from Table A3</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>17</b>				
<b>(10) Total by Income Table A/A3</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>17</b>				
<b>(11) Total Extremely Low-Income Units*</b>												

\* Note: These fields are voluntary

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**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with (7) of Government Code Section 65583.1	subsection (c)
	Extremely Low-Income*	Very Low-Income	Low-Income				
(1) Rehabilitation Activity				0			
(2) Preservation of Units At-Risk				0			
(3) Acquisition of Units				0			
(5) Total Units by Income	0	0	0	0			

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

No. of Units Permitted for Moderate	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Unit	Second	5. Mobile Homes	6. Total	7. Number of Infill units*
	No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0
	17	0	0	0	0	0	17	

\* Note: This field is voluntary

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Table B

### Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level	2006	2007	2008	2009	2010	2011	2012	2013	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	Year 1		Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed												
	Restricted Non-deed restricted	900	1									1	899
	Deed												
Low	Deed												
	Restricted Non-deed restricted	718	13	2								15	703
	Deed												
Moderate	Deed												
	Restricted Non-deed restricted	1,102	93	46	8	2						149	953
	Deed												
Above Moderate		2,020	142	109	44	31	17					343	1,677
Total RHNA by COG. Enter allocation number.		4,740											
Total Units			249	157	52	33	17					508	4,232
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C  
 Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			Status of Program Implementation
Name of Program	Objective	Timeframe in H.E.	Provide incentives and programs to ensure the construction and maintenance of safe and sanitary housing with adequate public services for existing and future residents of the City.	
Continue coordination between the Planning Department, Redevelopment Agency and Housing Authority staff in efforts to fund and develop affordable housing	Coordinate efforts to achieve the quantified objectives for Extremely Low, Very Low and Low Income housing identified in the Housing Element	Ongoing	In 2009 the City initiated the Homes 2 Families program which utilized RDA Set-Aside funds to acquire foreclosed properties. The City was a recipient of NSP funding as well. A combined total of 25 single family foreclosed homes were purchased, rehabbed and turned over to the Housing Authority for affordable rental housing.	
Identify areas of housing and infrastructure deterioration and blight that would benefit from neighborhood rehabilitation	Determine which areas of the City are most likely to suffer from blight and deterioration and conduct a Housing Condition Survey of such areas	2008-2009	A housing condition survey was conducted as part of the City's Neighborhood Revitalization Strategy (NRS). Through the NRS planning process an area of approximately 2.63 miles was defined as having the greatest concentration of housing and infrastructure deterioration and blight. This NRS area is the focus of rehabilitation utilizing CDBG funding.	
Enforce City building, fire, health and zoning codes to remedy existing pockets of blight and deterioration to conserve and improve the condition of existing affordable housing stock.	Continue to enforce building, fire, health, and zoning codes in coordination with rehabilitation and other infrastructure improvement programs.	Ongoing	This effort is ongoing. In 2010 the City became more proactive in combining code enforcement with rehab funds to eliminate blighted properties.	
Continue City's single family Housing Rehabilitation Program by making financing available to lower income households. The Housing Rehabilitation Program is key to preserving and maintaining the older, affordable housing stock. Identify and partner with for-profit or non-profit organizations to facilitate housing rehabilitation.	Extremely Low Income: 5 Units Very Low Income: 10 Units Low Income: 20 Units	Ongoing	During 2010 the City utilized the CDBG Housing Rehabilitation Program to finance the rehab of four low income households. The City contracts with Mercy Housing to facilitate housing rehabilitation. Efforts are ongoing to advertise and promote the rehab program in the community.	

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Provide incentives and programs to ensure the provision of Extremely Low, Very Low, Low and Moderate income housing units to meet community needs.			
Continue to use tax increment revenue in combination with other funding sources to provide new affordable housing and rehabilitate existing affordable units in partnership with housing providers. The City will use tax increment revenue; to the extent funds are available, as matching funds for the HOME program to rehabilitate housing and as gap financing mechanism to augment tax credits in the development of new affordable housing.	Estimated number of units to be produced or rehabilitated with approximately \$9,641,429 in tax increment funds by income category, 2008 - 2013: Extremely Low Income: 10 units Very Low Income: 20 units Low Income: 20 units	Ongoing	A combined total of 29 homes have been rehabilitated utilizing NSP, Redevelopment Housing Set-Aside funds, and CDBG RLF funding. The City anticipates in 2011 the potential elimination of tax increment with the State budget proposal.
The City will continue to grant density bonuses to facilitate the development of affordable housing through its 2005 Density Bonus Program.	Estimated number of units produced by income category, 2008-2013: Extremely Low Income: 5 units Very Low Income: 5 units Low Income: 20 units	Ongoing	Grant density bonuses are still available for eligible projects. Due to the current economic conditions and the slowdown in residential development, no new density bonus projects have been approved.
Continue the City's policy which allows for second dwelling units within single family residential neighborhoods by reducing lot coverage requirements and allowing for tandem parking when setback requirements are met.	Estimated number of units produced by income category, 2008-2013: Extremely Low Income: 2 units Very Low Income: 1 units Low Income: 5 units	Ongoing	This policy is still ongoing for eligible projects. However, due to the current economic conditions and the slowdown in residential development no new projects have been approved.
The City will utilize its new GIS system to identify vacant infill sites within the City, where services are already available, to be targeted for new affordable housing development. The City will advertise on its website a list of vacant infill sites to facilitate the development of new affordable housing. The Council is currently exploring additional development incentives in the form of reduction in impact fees for infill sites.	Estimated number of units produced by income category, 2008-2013: Extremely Low Income: 5 units Very Low Income: 5 units Low Income: 10 units Moderate Income: 80 units	August 2009 to add vacant infill sites to City's website; June 2009 for the City Council's exploration of additional development incentives in the form of reduction of impact fees for infill sites	Preliminary infill sites have been identified as part of the initial assessment conducted during the planning process for the Neighborhood Revitalization Strategy. Due to the economic conditions and the slowdown in residential development no new affordable housing has been developed.
The City will continue to apply for additional funding, as funding becomes available, to encourage and facilitate the purchase of affordable housing units by Low-Income households through the First Time Homebuyers Program	Estimated number of units produced by income category, 2008-2013: Low Income: 20 units	Ongoing	The City received 2009 HOME Grant funds of \$800,000 and will be applying for the 2011 HOME Grant as well. Additionally, the City received an extension of the 2006 CallHOME grant until June of 2012.

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<p>Support and encourage Article 34 referenda when requested by the Consolidated Area Housing Authority of Sutter County to assist in increasing the supply of assisted, extremely low, very low, low - and moderate income public housing in the unincorporated area.</p>	<p>Support any Article 34 referenda requested by the Consolidated Area Housing Authority of Sutter County.</p>	<p>Ongoing</p>	<p>The City continues to support the Consolidated Area Housing Authority of Sutter County with this objective.</p>
<p>Continue to strive to increase the number of households receiving rental assistance and support applications by the Consolidated Area Housing Authority of Sutter County for Section 8 Housing Choice Vouchers in order to increase the number of vouchers available to Yuba City and Sutter County residents over the next five years.</p>	<p>Support increase in the number of households receiving rental assistance through Tenant Based Rental Assistance via HOME and Section 8 Housing Choice Vouchers for Extremely Low and Very Low Income Households.</p>	<p>Ongoing</p>	<p>The City currently has rental agreements with the Housing Authority on four multi-family housing complexes in which tenants receive tenant based rental assistance via HOME and Section 8 Housing Choice Vouchers. Currently the Housing Authority is in the process of applying for two of the complexes to become Section 8 Project Based. The City is also working with the Housing Authority on modifying the existing agreements in place to make the units even more affordable for tenants.</p>
<p>Develop regulations for condominium conversions that minimize displacement of lower income residents and prevent the loss of affordable housing units; conversions can be allowable as an opportunity for homeownership for current residents.</p>	<p>Develop regulations to be adopted</p>	<p>FY 2009-2010</p>	<p>Regulations will be included as part of the 2011 - 2012 work plan.</p>
<p>The City will continue to research proposed legislation that affects the development of affordable housing to fund existing and new programs and will, as funding becomes available, initiate and submit grant applications to facilitate the development of housing.</p>	<p>Seek new opportunities to support the development of affordable housing. The City will utilize HCD's Financial Assistance Program Directory as one resource guide in researching new opportunities for funding and new program availability resulting from Proposition 1C.</p>	<p>Ongoing</p>	<p>The City is continuously seeking new funding opportunities to support the development of affordable housing as they become available. The City has submitted an application for the HOME Investment Partnership Program with Global Premier Development to develop a 39 unit multi-family affordable housing project. This developer has recently submitted a 2011 California Tax Credit Allocation Committee application for this project.</p>
<p>Continue to monitor Federal, State, and Locally funded units at risk of conversion to market rate. The City will take the following actions to alleviate the loss of units at risk due to conversion to market rate units.</p>	<p>Preserve units at risk of converting to market rate rents.</p>	<p>Ongoing</p>	<p>The City continues to monitor this activity. Due to the current economy there is little risk of converting affordable units to market rate rents.</p>

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Continue to work with Sutter County on actions to fulfill Yuba City's fair share of regional housing needs.			
Continue to coordinate implementation of the Housing Element with the County. During the subsequent Housing Element revision cycle, coordinate new policies and revisions with the County.	Continue to provide for Yuba City's fair share of regional housing needs.	Ongoing	The City continues to provide its share of regional housing needs.
The City will continue to negotiate written agreements with the County to transfer RHNHP fair share allocations due to annexations and establish the standards and conditions that will subsequently be applied on a project by project basis.	In conjunction with the County, address redistributions of RHNHP allocations associated with annexations of vacant land designated for residential use.	Ongoing	No new annexations have occurred since the adoption of the Housing Element Update.
In order to continue to meet affordable housing needs, the County will assist in obtaining funding for any planned affordable housing projects that are to be annexed. Annexation agreements/written documents will identify any such projects and will outline joint funding strategies.	Work with Sutter County to revise RHNHP allocations in the event annexation of vacant land designated for residential use.	Ongoing	No new annexations have occurred since the adoption of the Housing Element Update.
Evaluate the success of written agreements developed and incorporate any findings into the future contracts.	Continue to refine agreements developed in order to adequately provide for regional fair share housing needs.	Agreements to be reviewed in FY 2009-2010	No new agreements have been prepared due to a decline in the housing market.
Work with the County and SACOG to incorporate adjustments to RHNHP allocations established in agreements in subsequent Housing Elements updates.	In conjunction with the County and SACOG, re-evaluate target adjustments of the RHNHP allocations established during the Housing Element Update.	Ongoing	Ongoing.
<b>Ensure that new housing will be safe and sanitary and in a livable environment with adequate public services for the level of development.</b>			
Require that housing projects within the Urban Area provide all public services and improvements as part of development approval.	Ensure adequate public services and infrastructure for all new housing projects within the Urban Area.	Ongoing	All new residential development projects must comply with all applicable health and safety codes.
Require all development projects comply with existing codes at the time of approval.	Ensure that all new construction meets existing code requirements.	Ongoing	All new residential development projects must comply with all applicable health and safety codes.

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Facilitate the production of various housing types and densities to meet the needs of all income groups and ensure that housing opportunities are open to all without regard to race, color, age, sex, national origin, family status or physical handicap.			
Annually estimate the amount of vacant land available for single family and multiple family residential housing within the City sphere of influence. When the remaining dwelling unit capacity of that land falls below an estimated supply necessary for a three year period, the Planning Department shall recommend amendments to the Planning Commission and City Council to increase the supply.	Provide adequate sites to meet the housing needs of the community.	By June 30th each year	Due to the decline in residential development there has not been a need to reassess the availability of vacant land for single family and multi-family residential housing within the sphere of influence, as the capacity of that land has not changed. There remains adequate sites to meet the housing needs of the community.
The City will continue to ensure that zoning standards and development requirements facilitate the construction diversity of housing types, including apartment complexes, group housing, and townhomes in order to meet the needs of all households and income levels. The City will continue to cooperate with the County in areas likely to be annexed in the near future.	The City will continue to encourage and facilitate the construction of affordable housing through the following actions:	Ongoing	All noted programs below are ongoing and still available but due to the recent economy, the housing market has been greatly reduced.
	Provide financial assistance to the extent Redevelopment Housing set aside funds are available; and	Ongoing	
	Provide Density Bonuses in accordance with Sections 65915 through 65918 of the California Government Code; and	Ongoing	
	Continue to negotiate alternative development standards such as alternative parking standards, street improvement standards, maximum density, and lot coverage.	Ongoing	
Continue to allow manufactured homes on residential lots by zoning clearance review.	Facilitate the use of manufactured housing on residential lots.	Ongoing	Activity is still ongoing but no requests for permits were received during 2010.

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<p>Continue and expand, where feasible, partnerships with for-profit or non-profit housing organizations to provide affordable housing. Consider contracting with such organizations to provide housing services and information for special needs groups within the City.</p>	<p>Establish a contract with a service provider to provide services to special needs populations within Yuba City, with emphasis on constructing or renovating extremely low, very low income, and low income affordable housing to be accessible to persons with disabilities. Extremely Low Income: 125 units Very Low Income: 125 units Low Income: 50 units</p>	<p>2011</p>	<p>Efforts are ongoing. The City has created a partnership with Global Premier Development Inc. for a new 39 unit multi-family housing project. The City is also in discussions with the Housing Authority regarding the possible purchase of an existing multi-family complex and renovating it into affordable housing units.</p>
<p>Work with Sutter County, the farm industry, and neighborhoods where housing projects are proposed to facilitate the provision of farm worker housing.</p>	<p>Assist in meeting the housing needs of farm workers in and around Yuba City.</p>	<p>Ongoing</p>	<p>Ongoing.</p>
<p>The City will continue to encourage diversity in unit size within multiple family housing projects and to be proactive in the development of 3- and 4- bedroom housing units for large families by granting priority funding for projects which include 3 or more bedrooms.</p>	<p>Work to alleviate overcrowding by encouraging builders of affordable multi family housing units to construct units with 3- and 4- bedrooms.</p>	<p>Ongoing</p>	<p>Efforts are ongoing however, the Yuba City area has been greatly effected by the decline in the housing market. No new permits for multi-family housing projects were issued in 2010.</p>
<p>Understanding that higher density housing often means more affordable housing, encourage development at the higher end of the density range in land designated as low/medium and medium/high density residential in the General Plan.</p>	<p>The City will continue to encourage and facilitate the development at the higher end of the density range through the following actions:</p>	<p>Ongoing</p>	<p>Efforts are ongoing however, the Yuba City area has been greatly effected by the decline in the housing market. No new permits for multi-family housing projects were issued in 2010.</p>
	<p>Continue to provide financial assistance to the extent Redevelopment Housing set-aside funds is available;</p>	<p>Ongoing</p>	
	<p>Continue to provide Density Bonuses in accordance with Sections 65915 through 65918 of the California Government Code;</p>	<p>Ongoing</p>	
	<p>Continue to negotiate alternative development standards such as alternative parking standards, street improvement standards, maximum density, and lot coverage.</p>	<p>Ongoing</p>	

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<p>Implement the mandates of SB 2 as it relates to the siting and development of transitional and supportive housing and emergency shelters.</p>	<p>Designate potential zoning sites for emergency homeless services.</p>	<p>Within 1 year following adoption of the element.</p>	<p>A formal amendment to the City's zoning ordinance to allow emergency shelter in the M-1 zone was approved in 2010.</p>
<p>Under guidelines set forth in the Fair Housing Act, provide reasonable accommodation procedure that is available to individuals with disabilities and their representatives as well as providers of housing for individuals with disabilities. Evaluate the Zoning Regulations for ADA compliance and formalize a provision for reasonable accommodation for persons with disabilities that will be separate from a variance or conditional use permit.</p>	<p>Demonstrate the City's commitment to removing constraints on housing for persons with disabilities.</p>	<p>2009-2010</p>	<p>Provisions for reasonable accommodations will be incorporated into the City's zoning ordinances as part of the 2011 work program.</p>
<p>Continue to offer specific incentives for development of individual or group care housing affordable to the City's senior and special needs populations through City specific density bonuses, reduced parking requirements, and development fee reductions for projects at Infill localities. The City may choose to partner or contract with for-profit or non-profit housing organizations to provide information and assistance with home sharing and home equity conversion programs.</p>	<p>Extremely Low Income: 25 Units Very Low Income: 25 Units</p>	<p>2009-2010</p>	<p>Provisions for these types of incentives are available in the City's zoning ordinance.</p>
<p>Promote equal housing opportunities to educate residents, developers, non-profit organizations, and decision makers on Fair Housing. Promote market rate and affordable housing sites, housing programs, and financial assistance available from the City, County, State and Federal governments. This could include maps to provide to developers in order to promote infill and multiple family housing developments.</p>	<p>Promote Equal Housing Opportunities by participating in public activities, fairs, etc. that provide an opportunity to disseminate Fair Housing information.</p>	<p>2008-2009</p>	<p>1) The City currently offers income qualified residents loan interest loans for first time homebuyers through the State of California HOME and CalHOME grants. These programs are advertised on the City's website and periodically in the local newspaper. The City contracts with Mercy Housing to oversee and promote the first time homebuyer program. Recently the City, together with Mercy Housing, held a real estate lenders fair to promote the program to local real estate professionals. 2) Fair Housing information is posted for residents on the City's website. The City plans to also start participating in the local Fair Housing annual fair in the upcoming year. 3) Due to the economy, residential development of infill sites and multi-family housing has been limited.</p>

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<p>Provide notice and information on fair housing rights and responsibilities.</p>	<p>Promote Equal Housing Opportunities by providing information at the Community Development Department counter, on the City's web site, as well as other centers and public facilities throughout the community. Where appropriate, the City will disseminate information in languages other than English and through various forms of non-written media.</p>	<p>Ongoing</p>	<p>Fair Housing brochures in both English and Spanish are posted on the City's website as well as links to sites with additional Fair Housing Information. These same brochures are also provided at the Community Development counter. The City is currently soliciting Fair Housing legal assistance from California Rural Legal Assistance to provide a free hotline for residents to call for advice concerning housing related issues. The City plans to also start participating in the local Fair Housing annual fair administered by California Rural Legal Assistance in the upcoming year.</p>
<p>Refer known incidents of discrimination in lending practices and the sale or rental of housing to US Department of Housing and Urban Development (HUD), California Department of Fair Employment and Housing, and California Department of Consumer Affairs and / or California Rural Legal Assistance (CRLA) for action.</p>	<p>Promote Equal Housing Opportunities by seeking to remedy known acts of housing discrimination within the community. Make contact information for California Rural Legal Assistance available at the Community Development Department counter, at the Housing Fair, and on the City's web site.</p>	<p>Ongoing</p>	<p>The City refers known incidents of discrimination in lending practices and the sale or rental of housing to US Department of Housing and Urban Development (HUD), California Department of Fair Employment and Housing, and California Department of Consumer Affairs and / or California Rural Legal Assistance (CRLA) for action. Contact information for these entities are posted for the public on the City's website and Fair Housing brochures are available for the public at the Community Development counter.</p>
<p>During the period of the 2008 Housing Element Update, the City will annex land within the Lincoln East Specific Plan Area (LESP) to help accommodate the City's RHNA.</p>	<p>Meet the City's RHNA</p>	<p>December 2010</p>	<p>The City continues to take the necessary steps in meeting its RHNA goals.</p>
<p><b>Encourage the use of energy efficient materials and technology in new construction.</b></p>			
<p>Incorporate energy conservation measures as an integral part of housing rehabilitation programs. Provide free information to residents on energy conservation and feature energy conservation as an important part of the annual Housing Fair.</p>	<p>Provide information on energy efficiency and available programs and the Community Development Department counter, on the City's website. Provide information on countywide programs administered by the Community Resource Project.</p>	<p>Ongoing</p>	<p>Ongoing. The Community Development Department continues to share energy conservation information and programs with the public as it becomes available.</p>

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Encourage participation in PG&E's and Community Resource Project Inc., home energy audits, weatherization and minor home repair programs.	Encourage participation in assistance and weatherization programs, particularly for Very Low and Low Income households, via brochures available at the Community Development Department counter, on the City's web site, and the annual Housing Fair.	Ongoing	Information is provided to the public about these programs on an ongoing basis. Additional efforts are also underway to have this information available on the City's website.
The City will evaluate the efficiency of the new solar facility to power the City's wastewater treatment facility.	Evaluate the effectiveness and cost efficiency for the use of solar power.	Ongoing	To date, the solar program at the Wastewater Treatment Facility has achieved the anticipated results.

General Comments: