

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction YUBA CITY

Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

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

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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	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	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			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3			0	0							
(10) Total by Income Table A/A3			0	0	0	0					
(11) Total Extremely Low-Income Units*			0								

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

* Note: This field is voluntary

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

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

* 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.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	0	0	0	0	26	0	0	0	0	26	0	
	Non-Restricted		0	0	0	0	0	0	0	0			
Low	Deed Restricted	0	0	0	0	12	0	0	0	0	12	0	
	Non-Restricted		0	0	0	0	0	0	0	0			
Moderate		0	0	0	0	12	0	0	0	0	12	0	
Above Moderate		0	0	0	0	1	0	0	0	-	1	0	
Total RHNA by COG. Enter allocation number:		0											
Total Units ▶ ▶ ▶			0	0	0	0	51	0	0	0	0	51	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													0

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.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
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	Program is still available for eligible projects, but due to slowdown in residential development due to the economy, 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 unit Low Income: 5 units	Ongoing	Program is still available for eligible projects, but due to slowdown in residential development due to the economy, no new density bonus 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	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; Ongoing	Efforts are ongoing
The City will continue to apply for additional funding, as	Estimated number of units produced by	Ongoing	The City is continuing to administer its 2006 CalHome grant and was awarded

<p>funding becomes available, to encourage and facilitate the purchase of affordable housing units by Low-Income households through the First-Time Homebuyers Program</p>	<p>income category, 2008-2013: Low Income: 20 units</p>		<p>additional funding through the 2011 CalHome grant</p>
<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 Housing authority with this objective</p>
<p>Increase the number of vouchers available to residents by continuing 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</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>Efforts are ongoing in partnership with Housing Authority</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>Efforts are ongoing</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 has recently approved two new affordable housing projects: Plumas Family Apartments and Richland Senior Housing</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 will continue to monitor this activity. Due to the current economy, there is little risk of converting affordable units to market rate</p>
<p>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</p>	<p>Continue to provide for Yuba City's fair share of regional housing needs</p>	<p>Ongoing</p>	<p>The City continues to provide its share of regional housing</p>
<p>The City will continue to negotiate written agreements with the County to transfer RHNP fair share allocations due to annexations and establish the standards and</p>	<p>In conjunction with the County, address redistributions of RHNP allocations associated with annexations of vacant</p>	<p>Ongoing</p>	<p>No new annexations have occurred since the adoption of the Housing Element Update</p>

conditions that will subsequently be applied on a project by project basis	land designated for residential use		
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 RHNP 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 current housing market
Work with the County and SACOG to incorporate adjustments to RHNP allocations established in agreements in subsequent Housing Element	In conjunction with the County and SACOG, re-evaluate target adjustments of the RHNP allocations established during the Housing Element Update	Ongoing	Efforts are ongoing
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	Due to the State's passage of AB 1x26 and AB 1484, the Yuba City Redevelopment Agency has been dissolved and there are no more housing funds available
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	Ongoing	This objective was met and addressed as part of the CDBG Neighborhood Revital Strategy plan
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 but in 2010 the City became more proactive in combining code enforcement and rehab money to eliminate blighted properties
Continue City's single family Housing Rehabilitation Program by making financing available to lower income households.	Extremeley Low Income: 5 Units Very Low Income: 10 Units Low Income: 20 Units	Ongoing	Efforts are onging to promote the City's housing rehab program
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	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: 10 units Low Income 20 units	Ongoing	Due to the State's passage of AB 1x26 and AB 1484, the Yuba City Redevelopment Agency has been dissolved and there are no more housing funds available

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 costs
Require all development projects comply with existing codes at 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 costs
Annually estimate the amount of vacant land available for single family and multiple family residential housing within the City sphere of influence	Provide adequate sites to meet the housing needs of the community	By June 30th each year	Efforts are ongoing
The City will continue to ensure that zoning standards and development requirements facilitate the construction diversity of housing types 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 future	<p>The City will continue to encourage and facilitate the construction of affordable housing through the following actions:</p> <p>Provide financial assistance to the extent Redevelopment Housing set aside funds are available; and</p> <p>Provide Density Bonuses in accordance with Sections 65915 through 65918 of the California Government Code; and</p> <p>Continue to negotiate alternative development standards such as alternative parking standards, street improvement standards, maximum density, and lot coverage</p>	Ongoing	All noted programs below are still available but due to the current economy, the housing market has been greatly reduced. Due to the State's passage of AB 1x26 and AB 1484, the Yuba City Redevelopment Agency has been dissolved and there are no more housing funds available
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 allowed but no request for permits during last year
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>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.</p> <p>Extremely Low Income: 125 units Very Low Income: 125 units Low Income: 50 units</p>	2011	The City continues to make such efforts including its ongoing commitment to projects such as the Plumas Family Apartments
Work with Sutter County, the farm industry, and neighborhoods where housing projects are proposed to	Assist in meeting the housing needs of farm workers in and around Yuba City	Ongoing	Efforts are ongoing

facilitate the provision of farm worker housing			
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 funding for projects including 3 or more bedrooms	Work to alleviate overcrowding by encouraging builders of affordable multi-family housing units to construct units with 3 and 4 bedrooms	Ongoing	Program is still available for eligible projects, but due to slowdown in residential development due to the economy, no new density bonus projects have been approved
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 high/medium density residential in the General Plan	The City will continue to encourage and facilitate the development at the higher end of the density range through the following actions: Continue to provide financial assistance to the extent Redevelopment Housing set aside funds is available; Continue to provide Density Bonuses in accordance with Sections 65915 through 65918 of the California Government Code; Continue to negotiate alternative development standards such as alternative parking standards, street improvement standards, maximum density, and lot coverage	Ongoing	Program is still available for eligible projects, but due to slowdown in residential development due to the economy, no new density bonus projects have been approved
Implement the mandates of SB2 as it relates to the siting and development of transitional and supportive housing and emergency shelters	Designate potential zoning sites for emergency homeless services	Within 1 year following adoption of the element	A formal amendment to the City's zoning ordinance to allow for emergency shelters in the M-1 zone was approved in 2010.
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.	Demonstrate the City's commitment to removing constraints on housing for persons with disabilities.	2009-2010	Provisions for reasonable accommodations will be incorporated into the City's zoning ordinance as part of the 2013 work program.
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.	Extremely Low Income: 25 Units Very Low Income: 25 Units	2009-2010	Provisions for those types of incentives are available in the City's zoning ordinances.

<p>Promote equal housing opportunities to educate residents, developers, non-profit organizations, and decision makers on Fair Housing. Promote market reate and affordable housing sites, housing programs, and financial assistance available from the City, County, State and Federals governments.</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>Annually the City holds a Fair Housing workshop with CA Rural Legal Assistance to educate and disseminate Fair Housing information.</p>
<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 website, as well as other centers an dpublic 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>Efforts are ongoing.</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 CA Department of Consumer Affairs and/or California Rural Legal Assistance 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 website.</p>	<p>Ongoing</p>	<p>Efforts are ongoing.</p>
<p>During the period of the 2013 Housing Element Update, the City will annex land within the Lincoln East Specific Plan Area (LESP) to help accomodate the City's RHNA.</p>	<p>Meet the City's RHNA</p>	<p>Ongoing</p>	<p>The City continues to take the necessary steps in meeting its RHNA numbers.</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>As more information becomes available, the department continues to share with the public.</p>
<p>Encourage participation in PG&E's and Community Resource Project Inc., home energy audits, weatherization and minor home repair programs.</p>	<p>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 website, and the annual Housing Fair.</p>	<p>Ongoing</p>	<p>Information is provided to the public about these programs. Additional efforts are also underway to have this information on the City's website.</p>

<p>The City will evaluate the efficiency of the new solar facility to power the City's wastewater treatment facility.</p>	<p>Evaluate the effectiveness and cost efficiency for the use of solar power.</p>	<p>Ongoing</p>	<p>To date, the solar program at the wastewater facility has achieved the anticipated results.</p>
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General Comments: