

Sutter County General Plan

DRAFT
2013-2021
HOUSING
ELEMENT

Adopted by Sutter County
Board of Supervisors on XXXX
Resolution No. XXXX

Sutter County General Plan

2013-2021 HOUSING ELEMENT
DRAFT 11.13.13

Prepared by
Sutter County
Development Services Department



In consultation with

ATKINS



Adopted by Sutter County
Board of Supervisors on XXXX
Resolution No. XXXX

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1.1 Purpose and State Law Requirements

The housing element of the general plan is a comprehensive statement by Sutter County of its current and future housing needs and proposed actions to facilitate the provision of housing to meet the needs of the County's residents at all income groups. The purpose of the Sutter County Housing Element is to establish specific goals, policies, and quantified objectives relative to the provision of housing and to adopt an implementation program action plan to accomplish the intentions. In addition, the County's Element identifies and analyzes housing resources and constraints to meet the needs.

Sutter County's 2013–2021 Housing Element addresses state law requirements and statutory regulations. California state law (Government Code Sections 65580 through 65589) mandates the contents of the housing element, and by law, the housing element must contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs
- A statement of the community's goals, quantified objectives, and policies relevant to the maintenance, preservation, improvement, and development of housing

- A set of programs that describe the beneficial actions to be undertaken during the planning period, each with a timeline that may be ongoing, to implement the policies and achieve the goals and objectives of the housing element

The housing element must also:

- Be consistent with other general plan elements
- Provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements
- Identify adequate residential sites available for a variety of housing types for all income levels
- Assist in developing adequate housing to meet the needs of extremely low, very low-, low- and moderate-income households
- Address governmental constraints to housing maintenance, improvement, and development
- Conserve and improve the condition of the existing affordable housing stock
- Promote housing opportunities for all persons
- Preserve assisted housing developments for lower income households

1.2 Organization and Structure

The Housing Element is organized into the following eight major chapters and one appendix:

- **Chapter 1 (Introduction):** Discusses the purposes of the Housing Element including statutory requirements, discusses the community outreach process, and describes how the Housing Element is consistent with the County's General Plan.
- **Chapter 2 (Housing Plan):** Describes the housing strategy to address Sutter County's identified housing needs and quantified objectives, including housing goals, policies, and implementation programs.
- **Chapter 3 (Housing Resources):** Analyzes the land available for potential new residential development to address the housing goals in Sutter County and the determination of compliance with the County's Regional Housing Needs Allocation.
- **Chapter 4 (Housing Needs Assessment):** Documents and analyzes the demographic, housing, income, employment, and special needs characteristics and trends within the County.

- **Chapter 5 (County Housing Programs):** Documents the County's Affordable Housing Program and other County housing programs facilitated by the Regional Housing Authority of Sutter and Nevada Counties.
- **Chapter 6 (Opportunities for Residential Energy Conservation):** Describes the County's energy efficient programs and residential energy efficient methods and techniques of design and construction.
- **Chapter 7 (Potential Constraints on Housing):** Reviews potential governmental and market-driven nongovernmental constraints which may impact the County's ability to address its housing needs.
- **Chapter 8 (Review of Previous Housing Element):** Evaluation of County accomplishments toward meeting the goals and objectives of the 2008–2013 Housing Element.
- **Appendix A (Glossary of Terms):** Provides a glossary of housing and development related terms.

1.3 Public Participation

State law requires cities and counties to make a “diligent effort” to achieve participation by all segments of the community in preparing a housing element (California Government Code Section 65583(c)(8)). These diligent efforts translate into local jurisdictions doing more than issue the customary public notices and conduct standard public hearings prior to adopting the housing element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly lower income and minority households that might otherwise not participate in the process. Active involvement of all segments of the community can include one or more of the following:

- Outreach to community organizations serving lower income, special needs, and underserved populations
- Housing workshops, meetings, or study sessions that include participation by these groups
- Establishment of an advisory committee with representatives of various housing interests
- Public information materials translated into languages other than English if a significant percentage of the population is not English proficient

Outreach Program

The County's Housing Element reflects the vision and principles for future land use and housing developed as part of the 2030 General Plan. The Sutter County Housing Element update community input process encouraged and solicited the participation of County residents; various County agencies; and stakeholders, housing providers, and community representatives through a wide range of methods including:

- County Website Information
- Housing Roundtable
 - > Press Releases and Public Notices
 - > Stakeholder and Housing Advocate Interviews
 - > Website Announcement
- Board of Supervisors Public Hearings
 - > Press Releases and Public Notices
 - > Website Announcement

COUNTY WEBSITE INFORMATION

As part of the General Plan Housing Element update process, Sutter County posted website announcements for the community to stay connected and easily access information about the update process. The website includes information about the 2013–2021 Housing Element update process, schedule, outreach and public hearing dates, draft and final documents, and County contacts.

To access the website, go to:

http://www.co.sutter.ca.us/doc/government/depts/cs/ps/gp/gp_housing.

HOUSING ROUNDTABLE

The County determined that the most efficient means of involving all economic segments of the community would be to conduct a Housing Roundtable where special needs service providers, the development community, and the public would participate. In preparation for the Housing Roundtable the County developed a list of over 25 housing stakeholders and community organizations known to the County to have an interest in housing-related issues (see the list of Participating Community Organizations, Stakeholders, and Agencies within this chapter). Persons and organizations on the County's stakeholder list were notified to attend the Roundtable by a

CHAPTER 1: INTRODUCTION
1.3: Public Participation

letter invitation sent through a direct mailing from the County. The general public was notified through an informational flyer, announcements, and public notices posted on the County's website, at the Development Services Department public counter, Sutter County Library, Yuba City Hall, Live Oak City Hall, Yuba City Senior Center, Sutter County Courthouse, Hall of Records, and Recorder's Office.

The Housing Roundtable was conducted on March 27, 2013 at the Sutter County Health Department Auditorium in Yuba City, which is accessible to individuals with mobility impairments. The Roundtable occurred early in the Housing Element update process, which enabled the County to solicit input on the housing needs, issues, and opportunities in Sutter County and to discuss the preliminary findings in the Housing Element's Housing Needs Assessment.

The comments received at the Housing Roundtable included, for example, the need for lower income transitional housing choices and emergency shelters that accommodate families and provide overnight accommodations, increasing the number of subsidized housing vouchers, adding senior and public housing opportunities, and improving farmworker housing in the unincorporated areas of the County. Other comments raised included the idea to construct manufactured homes to create affordable housing stock and that new housing development should consider the needs of seniors and people with disabilities including accessibility, and be located near public transit routes.

In response to the Housing Roundtable comments, Sutter County continues to support the increase in Section 8 housing program rental vouchers (Implementation Program H 6.1-3), encourages the development of manufactured homes as affordable housing stock by permitting by right in all residential zoning districts, and accommodates the development of special needs housing including emergency shelters and transitional and supportive housing (Policy H 1.6) through permitting these uses by right (Implementation Programs H 1.6-1 and H 1.6-2) and providing for an adequate year-round emergency shelter site (Implementation Program H 1.6-3). Additionally, a new policy (H 1.9) has been incorporated into the Housing Element that recognizes the special needs of persons with developmental disabilities and makes provisions for housing that is supportive of these special needs.

Following the Housing Roundtable, telephone and electronic communications were conducted with housing advocates and special needs service providers that included, for example, the Salvation Army (Yuba/Sutter), Regional Housing Authority of Sutter and

Nevada Counties, California Rural Legal Assistance (CRLA), California Housing Partnership Corporation (CHPC), California State Department of Housing and Community Development (HCD), City of Yuba City, Alta California Regional Center, and the Sutter-Yuba Homeless Consortium (Continuum of Care) to interview, address data gaps, and verify information within the Housing Needs Assessment.

PLANNING COMMISSION AND BOARD OF SUPERVISORS PUBLIC HEARINGS

Public hearings on the Draft Housing Element are anticipated to be conducted by the Planning Commission on February 5, 2014 and the Board of Supervisors on February 25, 2014, and will be noticed on the County's website and through posted public notices. All public hearing proceedings are conducted at County facilities, which are accessible to individuals with mobility impairments. The 2013–2021 Draft Housing Element and associated environmental impact analysis will be posted on the County's website for public review and comment. Copies of the document were made available for public review or purchase at the Sutter County Library and at the Sutter County Development Services Department.

On February XX, 2014 the Sutter County Board of Supervisors formally adopted the 2013–2021 Housing Element, Resolution No. XX.

PARTICIPATING COMMUNITY ORGANIZATIONS, STAKEHOLDERS, AND AGENCIES

The following list of entities were invited to the Housing Roundtable and involved in and/or assisted with the development of the 2013–2021 Housing Element update:

- The Salvation Army (Yuba/Sutter)
- Regional Housing Authority of Sutter and Nevada Counties
- North State Building Industry Association (BIA), Governmental & Public Affairs
- Yuba-Sutter Builders and Developers Association
- Sutter-Yuba Association of Realtors
- Interwest Homes
- Sutter County Office of Education, Migrant Education
- California Rural Legal Assistance (CRLA)
- Valley Contractors Exchange
- California Housing Partnership Corporation (CHPC)

CHAPTER 1: INTRODUCTION
1.3: Public Participation

- California Department of Housing and Community Development (HCD)
- City of Yuba City, Community Development Department
- City of Live Oak, Community Development Department
- California State Department of Social Services, Community Care Licensing Division
- California State Employment Development Department (EDD)
- Sutter-Yuba Homeless Consortium (Continuum of Care)
- Sutter-Yuba Mental Health Services
- Hand of Hope: Resources for Homeless Families
- Community Resource Project (CRP), Inc.
- Casa de Esperanza
- House of Ruth
- Twin Cities Rescue Mission
- FREED Independent Living Center
- Yuba-Sutter Counties Veteran Service Office
- Community Resources Services/Quest
- Senior Commission
- Area 4 Agency on Aging
- Senior Information and Assistance
- Senior Commission
- Senior Meals by Quest
- Community Resource Service
- Alta California Regional Center
- REST Hands of Hope

1.4 General Plan Consistency

Sutter County's General Plan is a comprehensive policy document that guides future growth and development, as well as preservation of resources within the County. It sets forth the direction the County will take in managing its future based upon a shared vision for the community. California law requires each local government to adopt a General Plan which must contain seven mandatory "elements," in addition; some jurisdictions include optional elements that address specific topics of local concern such as preservation of agriculture and economic development.

Sutter County's 2030 General Plan consists of the following elements: Land Use, Agricultural Resources, Housing, Economic Development, Mobility, Infrastructure (including Water, Wastewater, Storm Drain, Solid Waste, Energy Resources, and Telecommunications), Public Services (including Law Enforcement, Fire and Emergency Services, Schools, Libraries, and Parks and Recreation), Environmental Resources (including Conservation, Mineral Resources, Water Quality, Air Quality, Visual Resources, and Cultural Resources), Public Health and Safety (including Flood Protection, Geology/Seismic Hazards, Hazardous Materials, and Emergency Response and Disaster Preparedness), and Noise.

Sutter County has determined through an analysis of the 2030 General Plan, the preparation and revisions to the 2013–2021 Housing Element are entirely consistent with the policies and implementation programs set forth within the other elements of the Sutter County General Plan. In particular, the County notes the 2008 statutory changes to Government Code Section 65302 (Assembly Bill 162), which requires amending the Safety and Conservation Elements of the County's General Plan to include analysis and policies regarding flood hazard management information. Government Code Section 65302 also requires Sutter County to annually review the Land Use Element for areas subject to flooding identified by floodplain mapping prepared by the Federal Management Agency (FEMA) or the state Department of Water Resources (DWR). Further, any amendments to the Safety, Conservation, and Land Use Elements based on the requirements of Government Code Section 65302 will require a review of the County's Housing Element for internal consistency, which may in turn, require amendments to the Housing Element.

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1.4: General Plan Consistency

The County's 2030 General Plan addresses the requirements of Assembly Bill 162 including the appropriate analysis and policy direction regarding flood hazard and management information. Through an analysis of the most current floodplain mapping information available (FEMA Flood Insurance Rate Maps) for Sutter County's incorporated areas, the County determined that none of the sites with potential for residential development within the Yuba City and Live Oak Spheres of Influence listed in Table 3-1 (Parcels with Potential for Residential Development, Yuba City and Live Oak Spheres of Influence) are within a flood zone. Those sites identified within the Sutter Pointe Specific Plan (Table 3-2 [Participating Landowner Parcels with Affordable Residential Development, Sutter Pointe Specific Plan]) are within a flood zone(s) and future development of this area will have to address and mitigate for flooding hazards within the project-level specific environmental analysis.

The environmental analysis for implementation of the 2013–2021 Housing Element is anticipated to be an Initial Study/Negative Declaration (IS/ND) that tiers from the County's 2030 General Plan Environmental Impact Report (EIR) and the City of Yuba City's General Plan, when appropriate. The County will ensure that future updates of the General Plan will include review and modification of the Housing Element, when necessary, in order to ensure and maintain consistency within the General Plan.

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2.1 Introduction

The Housing Plan provides a statement of the County's quantified objectives and the goals, policies, and implementation programs relative to the maintenance, preservation, improvement, and development of housing for all economic segments of Sutter County. Government Code Section 65583(c) provides that each local jurisdiction must establish:

A program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available...

Sutter County has developed a Housing Plan that complies with the code requirements of Section 65583(c) related to affordable housing including ensuring its consistency with the County's General Plan (Chapter 1), assisting in the development of adequate housing (Chapter 2), conserving and improving existing housing stock (Chapter 2), promoting nondiscriminatory housing opportunities (Chapter 2), preserving assisted housing developments (Chapter 2), identifying agencies and officials responsible for implementing the

Housing Plan (Chapter 2), identifying adequate housing sites (Chapter 3), and addressing governmental constraints (Chapter 7).

2.2 Share of Regional Housing Needs and Quantified Objectives

State law (California Government Code Section 65583(b)) requires the housing element contain quantified objectives, goals, and policies for the maintenance, preservation, improvement, and development of housing. Sutter County's Housing Element quantified objectives are a target goal for the County to achieve based on needs, resources, and constraints. State law recognizes the total housing needs identified for a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives will, however, establish the likely number of housing units by income category, including extremely low income, that can or is anticipated to be constructed, rehabilitated, and conserved/preserved over the eight-year planning period.

Regional Housing Needs Plan

The California Department of Housing and Community Development (HCD) determines state-wide projected housing needs and allocates new housing unit target numbers to regional council of governments (COG). State law (California Government Code Section 65584) provides for COG to then prepare regional housing allocation plans that assign a share of a region's housing construction need to each city and county. The Sacramento Area Council of Governments (SACOG) is the COG that determines fair-share portions of state allocations for Sutter County. These allocations are contained in SACOG's Regional Housing Needs Plan (RHNP).

With the passage of Senate Bill (SB) 375 in 2008, there is greater coordination required between housing planning and regional transportation planning through the Metropolitan Transportation Plan and Sustainable Communities Strategy (MTP/SCS). This in effect creates consistency in growth forecasts for land use, housing, and transportation purposes. In prior efforts, the RHNP and the MTP processes could be conducted independently and often had

separate timelines and planning periods. SB 375 requires that the RHNP and MTP/SCS process be undertaken together in order to integrate housing, land use, and transportation planning to ensure that the state's housing goals are met and to help reduce greenhouse gas emissions (GHG) from cars and light trucks. The goal of this integrated planning is to create opportunities for residents of all incomes to have access to jobs, housing, services, and other common needs by means of public transit, walking, and bicycling.

Prior to SB 375, the RHNA was updated every five years and the MTP was updated every four years, and neither was required to be tied to the other. Because SB 375 requires better coordination between transportation, land use, and housing planning, the RHNP process is now tied to the adoption of every two cycles of the regional MTP/SCS. As a result, RHNPs must be adopted every eight years, following the adoption of the update of the MTP/SCS. This also means that each city and county will update its housing element every eight years instead of every five years, as it was before SB 375. Because of the transition period created by SB 375, the current RHNP period will be more than exactly eight years. This means the projection period, or the time period for which the regional housing needs is calculated, for this housing element revision is January 1, 2013, through October 31, 2021. The planning period, or the time period between the due date for the current housing element cycle and the due date for the next housing element, is October 31, 2013 through October 31, 2021.

FAIR SHARE HOUSING NEED

The existing housing need is evaluated based on overpayment and overcrowding by lower income households. The RHNP states that the "allocation targets are intended to assure that adequate sites and zoning is made available to address anticipated housing demand during the planning period and that market forces are not inhibited in addressing the housing needs of all economic segments of the community." The methodology used to determine the future need considers the expected growth in number of households, the need to achieve ideal vacancy rates, the need for more housing opportunities, and compensation for anticipated demolition.

The RHNP provides minimum fair share allocation targets, or basic construction needs, for four income categories of housing affordability (i.e., very low, low, moderate, and above moderate). Cities and counties are free to plan for and accommodate a larger number of dwelling units than the allocation. Sutter County must however use the numbers allocated under the RHNP to identify measures (policies and ordinances) that are consistent with these new construction goals. While Sutter County must also show how they will accommodate the

construction of the RHNA units, (e.g., available vacant residential and land appropriately zoned for residential development affordable to all income categories) Sutter County is not obligated to build any of the units or finance the construction.

Regional Housing Needs Allocation

Sutter County was given a total housing construction Regional Housing Needs Allocation (RHNA) of 335 dwelling units. Table 2-1 (Unincorporated Sutter County’s RHNA [January 1, 2013–October 31, 2021]) provides unincorporated Sutter County’s January 1, 2013 through October 31, 2021 RHNA.

Income Category	Dwelling Units	Percent of Total
Very Low	85	25%
Low	60	18%
Moderate	62	19%
Above Moderate	128	38%
<i>Total</i>	<i>335</i>	<i>100%</i>

SOURCE: SACOG 2013 – 2021 Regional Housing Needs Plan, September 20, 2012.

2008-2013 HOUSING ELEMENT RHNA ROLL OVER

In addition to Sutter County’s 2013-2021 RHNA allocation, the County must roll over 54 lower income units of the assigned RHNA from the prior 2008-2013 Housing Element planning period, as Program H 2.3-3, or the rezone of APN 17-066-003 from R-1-A to R-3 zoning, in the 2008-2013 Housing Element was not implemented within the necessary timeframe in order to accommodate future affordable housing.

APN 17-066-003 is 4.18 acres and under Program H 2.3-3 would have accommodated an estimated 29 very low-income units on 2.09 acres at an average historical density of 14 dwelling units per acre and 25 low-income units on 2.09 acres at an average historical density of 12 dwelling units per acre.

Table 2-2 (Unincorporated Sutter County’s Revised RHNA) presents the total number of housing units that the County must accommodate during the 2013-2021 RHNA or 389 units, which includes the addition of the 54 lower income units that were required to be rolled over from the previous planning period.

	Income Category				
	Very Low	Low	Moderate	Above Moderate	Total
Original 2013-2021 RHNA	85	60	62	128	335
2008-2013 Roll Over Units	29	25	0	0	54
Revised RHNA	114^a	85	62	128	389
Revised Percent of Total	29%	22%	16%	33%	100%

SOURCE: Sutter County Development Services Department, 2013.

- a. The County's calculated projected housing need for extremely low income (ELI) households is approximately 50 percent of the very low income revised RHNA, or 57 units.

Sutter County's 2013–2021 Quantified Objectives

Given the expected availability of resources to address the County's identified housing needs and the expectation regarding future development, Table 2-3 (Quantified Objectives [2013–2021]) outlines the quantified objectives, which is the likely number of housing units that can or is anticipated to be constructed, rehabilitated, and conserved/preserved in Sutter County during the 2013–2021 planning period.

Income Category	New Housing Construction	Housing Rehabilitation	Housing Conservation/ Preservation	Total
Extremely Low	10	2	9	21
Very Low	10	8	4	22
Low	8	8	0	16
Moderate	12	0	0	12
Above Moderate	48	0	0	48
Total	88	18	13	119

SOURCE: Sutter County Development Services Department and the Regional Housing Authority of Sutter and Nevada Counties, 2013.

The following discussion provides additional information regarding the analysis and methodology used to establish the County's quantified objectives.

NEW HOUSING CONSTRUCTION

The new housing construction objective refers to the number of units that potentially may be constructed over the planning period given Sutter County's land resources, constraints which cannot be mitigated or removed, and proposed programs. The County's new housing construction objective is estimated based on an analysis of actual construction figures over the past five years within the unincorporated areas of Sutter County. In addition, the County's estimate of new housing construction assumes the housing market will improve modestly with some new housing growth.

HOUSING REHABILITATION

Housing rehabilitation objective constitutes the number of existing units expected to be rehabilitated during the planning period. The Regional Housing Authority of Sutter and Nevada Counties manages the County's HOME and Community Development Block Grant (CDBG) funded housing rehabilitation programs. The County's housing rehabilitation objective is targeted based on the anticipated amount of funding and historical number of loans extended to lower income homeowners within the unincorporated areas of Sutter County.

HOUSING CONSERVATION/PRESERVATION

The housing conservation/preservation objective refers to the preservation of the existing affordable housing stock throughout the planning period. The Regional Housing Authority of Sutter and Nevada Counties manages the County's Section 8 Rental Voucher Housing Assistance Program. The County's housing conservation/preservation objective is targeted based on the estimated resources and the historical number of Section 8 vouchers issued within the unincorporated County area.

2.3 Goals, Policies, and Implementation Programs

GOAL H 1

Remove governmental constraints, address accessibility needs, and provide a regulatory framework to encourage a variety of housing types that accommodate all income groups.

POLICIES

H 1.1 Permit Second Residential Units. Continue to permit second residential units in the R-1 single-family residential zone.

IMPLEMENTATION H 1.1-1

Process second residential units by zoning clearance as implemented by the Sutter County Zoning Code.

Priority/Timeframe: Ongoing

Responsibility: Development Services Department

Financing: Annual Budget

IMPLEMENTATION H 1.1-2

Consider allowing second residential units by zoning clearance in the Estate Residential and Ranchette zoning districts.

Priority/Timeframe: 2014

Responsibility: Development Services Department

Financing: Annual Budget

H 1.2 Single-Room Occupancy Units. Support housing needs for extremely low income households.

IMPLEMENTATION H 1.2-1

Explore the feasibility of preserving and rehabilitating existing residential buildings in Sutter County suitable for single-room occupancy (SRO) units, and consider providing funding sources and/or regulatory relief to assist nonprofit developers in constructing and/or preserving SRO facilities.

Priority/Timeframe: 2016

Responsibility: Development Services Department and Sutter County Board of Supervisors

Financing: Annual Budget

- H 1.3 **Grant Density Bonuses.** Continue to encourage the use of the density bonus provisions in development applications proposing ten (10) or more dwelling units pursuant to the County's Affordable Housing Program and state law.

IMPLEMENTATION H 1.3-1

Adhere to the developmental densities as stated in the Land Use Element of the General Plan and grant density bonuses exceeding General Plan densities in accordance with state law and the County's Affordable Housing Program as implemented by County Code Sections 1600-400 and 1610. Promote density bonuses to the development community through brochures, direct fliers, and County website announcements.

Priority/Timeframe: Ongoing

Responsibility: Development Services
Department

Financing: Annual Budget

- H 1.4 **Permit Mobile Homes.** Continue to permit mobile homes on individual residential lots on permanent foundations in accordance with state law.

IMPLEMENTATION H 1.4-1

Process mobile home applications as a permitted use within any "R" District in the same manner as conventional residential structures, provided the mobile home meets the following requirements of the Sutter County Zoning Code:

1. Certified under the National Mobile Home Construction and Safety Act of 1974.
2. Placed upon a permanent foundation approved by the County's Building Program.
3. Complies with all yard, off-street parking, and density requirements of the "R" District with the same performance standards as a conventional residential structure.
4. Is less than 10 years old from the date of manufacture to the date of installation.

Priority/Timeframe: Ongoing

CHAPTER 2: HOUSING PLAN
2.3: Goals, Policies, and Implementation Programs

Responsibility: Development Services
Department
Financing: Annual Budget

H 1.5 Allow Mobile Home Parks. Continue to allow mobile home parks in residential districts.

IMPLEMENTATION H 1.5-1

Process mobile home park applications allowable within any "R" District by use permit subject to design review by the Planning Commission and development standards for mobile home parks contained in the Sutter County Zoning Code.

Priority/Timeframe: Ongoing
Responsibility: Development Services
Department
Financing: Annual Budget

IMPLEMENTATION H 1.5-2

Consider processing mobile home park applications within the R-3 and R-4 districts by administrative permit to streamline the review process.

Priority/Timeframe: 2014
Responsibility: Development Services
Department
Financing: Annual Budget

H 1.6 Permit Emergency Shelters and Transitional and Supportive Housing. Accommodate the development of special needs housing including emergency shelters and transitional and supportive housing.

IMPLEMENTATION H 1.6-1

Permit emergency shelters by right without a conditional use permit or other discretionary action in the R-4 District as required under the Sutter County Zoning Code. Emergency shelters will not be subject to additional development standards, processing, or regulatory requirements beyond what applies to residential or commercial development within the R-4 District.

Priority/Timeframe: Ongoing
Responsibility: Sutter County Board of
Supervisors and
Development Services
Department

Financing: Annual Budget

IMPLEMENTATION H 1.6-2

Amend Sutter County Zoning Code to permit emergency shelters by right without a conditional use permit or other discretionary action in the Public (P) District to provide for an adequate site that could accommodate a year-round emergency shelter. Emergency shelters built in the P District will not be subject to additional development standards, processing, or regulatory requirements beyond what applies to residential or commercial development within the R-4 District.

Priority/Timeframe: 2014

Responsibility: Sutter County Board of Supervisors and Development Services Department

Financing: Annual Budget

IMPLEMENTATION H 1.6-3

Permit transitional and supportive housing by right without a conditional use permit or other discretionary action in the R-3 and R-4 Districts as required under the Sutter County Zoning Code. Transitional and supportive housing will be considered a residential use and will be subject to only those restrictions that apply to residential uses in the R-3 and R-4 Districts.

Priority/Timeframe: Ongoing

Responsibility: Sutter County Board of Supervisors and Development Services Department

Financing: Annual Budget

H 1.7 Conversions of Mobile Home Parks. Approve the conversion of mobile home parks to other nonresidential uses or to mobile home subdivisions only when adequate opportunity for relocation is available and project proponents have made reasonable provisions for the relocation of existing tenants.

IMPLEMENTATION H 1.7-1

Enforce Mobile Home Park Conversions Section 1600-400(d) of the Sutter County Affordable Housing Program to address the affordability of mobile home parks

converted to subdivisions or cooperative parks. Require that 5 percent of the spaces or lots within the mobile home subdivision or stock cooperative park be available at sale prices or rental rates affordable to target income group (TIG) households.

Priority/Timeframe: Ongoing
Responsibility: Development Services Department
Financing: Annual Budget

H 1.8 Conversion of Rental Housing. Approve the conversion of rental housing structures to condominiums only when adequate alternative rental housing is available, when the structures are judged to meet acceptable health and safety standards, and when project proponents have made reasonable provisions for the relocation of existing tenants.

IMPLEMENTATION H 1.8-1

Review the Sutter County Code, and amend as necessary, for compliance with California Government Code Section 66427.1 regarding condominium conversion requirements and noticing procedures.

Priority/Timeframe: 2015
Responsibility: Sutter County Board of Supervisors and Development Services Department
Financing: Annual Budget

H 1.9 Persons with Developmental Disabilities. Recognize the special needs of persons with developmental disabilities and make provisions for housing that is supportive of these special needs.

IMPLEMENTATION H 1.9-1

Work with the Alta California Regional Center to implement an outreach program that informs families within the County on housing and services available for persons with developmental disabilities. The outreach program will include Sutter County providing information on housing and services available for persons with developmental disabilities from the Alta California Regional Center on the County's website, brochures at appropriate County offices, and providing referrals to the Alta California Regional Center for participation

in housing-related workshops and/or training for individuals and families.

Priority/Timeframe: 2015

Responsibility: Development Services Department

Financing: Annual Budget

- H 1.10 Reasonable Accommodations.** Provide a reasonable accommodation procedure that is available to individuals with disabilities and developmentally disabled persons, their representatives, and housing providers to encourage the development of housing that is accommodating and affordable to persons with disabilities.

IMPLEMENTATION H 1.10-1

As required under the Sutter County Zoning and Building Codes, and in accordance with state law requirements and guidelines set forth in the California Fair Employment and Housing Act (FEHA), enforce reasonable accommodation procedures for housing designed for occupancy by, or with supportive services for persons with disabilities.

Reasonable accommodations are not limited to the installation of accessibility improvements, and should provide exception to broader zoning and land use for maintenance, improvement, and development of housing for persons with disabilities.

Ensure information is clear and available to Sutter County residents on the process for requesting a reasonable accommodation.

Priority/Timeframe: Ongoing

Responsibility: Sutter County Board of Supervisors and Development Services Department

Financing: Annual Budget

- H 1.11 Universal Design and Visitability Standards.** Support Sutter County seniors who choose to “age in place” with residential universal design and visitability standards.

IMPLEMENTATION H 1.11-1

As required under Chapter 11.A of the Sutter County Building Code, enforce standards for universal design and visitability for new construction and/or

substantial rehabilitation of single-family and/or multi-family residential units.

Residential visitability features such as zero-step entries, wider doorways, bathroom walls reinforced to permit installation of grab bars, and electrical receptacles reachable by individuals with mobility impairments enable people to remain living in their existing homes as they age rather than having to move to a nursing home or long-term care facility.

Priority/Timeframe: Ongoing
Responsibility: Sutter County Board of Supervisors and Development Services Department
Financing: Annual Budget

- H 1.12 **Remove Governmental Constraints.** Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of affordable housing and housing for persons with special needs.

IMPLEMENTATION H 1.11-1

Amend the County's Zoning Code definition of "family" to be consistent with federal and state fair housing laws.

Priority/Timeframe: 2014
Responsibility: Development Services Department and Sutter County Board of Supervisors
Financing: Annual Budget

- H 1.13 **Water and Sewer Service Priority for Affordable Housing.** Support all public and private water and sewer providers serving Sutter County in granting priority for service allocations to proposed developments that include housing units affordable to lower income households.

IMPLEMENTATION H 1.12-1

Provide a copy of the adopted Sutter County Housing Element in accordance with state law to all water and sewer providers serving Sutter County.

Priority/Timeframe: Upon adoption of the Housing Element
Responsibility: Development Services Department
Financing: Annual Budget

GOAL H 2

Provide for an adequate supply of new housing to meet the needs of present and future Sutter County residents incorporating a variety of housing types and densities that accommodate all income groups including extremely low income households.

POLICIES

H 2.1 Affordable Housing Program. Require all new residential development projects (rental and ownership) of 10 or more dwelling units to provide housing for very low, low, and moderate income households.

IMPLEMENTATION H 2.1-1

Continue to enforce Sutter County Code, Chapter 1600, Affordable Housing Program, which requires for-sale residential developments to set aside 5 percent (5.0%) of the for sale units at an affordable price to moderate or low income households and rental residential developments to set aside 5 percent (5.0%) of the units at affordable rents for very low and low income households.

Continue to provide the following incentives for the development of the affordable units:

- Fee Waivers or Reductions
- Density Bonus
- Reduced Design and Development Standards
- Infrastructure Improvements
- Priority or Fast Track Processing
- Technical and Financial Assistance

Priority/Timeframe: Ongoing

Responsibility: Development Services
Department

Financing: Annual Budget

H 2.2 Accommodate Fair Share Housing Needs. Continue to support actions to accommodate Sutter County's fair share of regional housing needs.

IMPLEMENTATION H 2.2-1

Review and incorporate SACOG's eight-year planning period Regional Housing Needs Allocation (RHNA) into the Housing Element.

Priority/Timeframe: Not less than every eight (8) years, with the update of the Housing Element
Responsibility: Development Services Department
Financing: Annual Budget

H 2.3 Adequate Supply of Land Suitable For Housing. Identify and maintain an adequate supply of residential land with appropriate zoning classifications, land use designations, development standards, infrastructure, and public services to accommodate all income groups including extremely low, very low, low, and moderate income households.

IMPLEMENTATION H 2.3-1

Review the General Plan’s residential holding capacity to ensure sufficient land area is zoned appropriately to meet the anticipated housing needs for the eight-year planning period. When the availability of appropriately zoned land falls below the eight-year inventory to meet the needs, by income group, initiate amendments to increase the supply of appropriately zoned land.

Priority/Timeframe: Annually, concurrent with the Annual Report to the Board of Supervisors, or as needed with a General Plan amendment or annexation

Responsibility: Development Services Department, Sutter County Planning Commission, and Board of Supervisors

Financing: Annual Budget

IMPLEMENTATION H 2.3-2

Review the County’s vacant land inventory to ensure sufficient vacant land is available, especially for lower income households, to meet the anticipated housing needs for the eight-year planning period. When the availability of vacant land falls below the eight-year inventory to meet the needs, by income group, initiate

amendments to increase the supply of suitable vacant land.

Priority/Timeframe: Annually, concurrent with the Annual Report to the Board of Supervisors, or as needed with a General Plan amendment or annexation

Responsibility: Development Services Department, Sutter County Planning Commission, and Board of Supervisors

Financing: Annual Budget

IMPLEMENTATION H 2.3-3

Rezone approximately 9.41 acres of APN 22-020-002 from AG to R-4 zoning and designate HDR land use. Multi-family housing is allowed by right in the R-4 District and would not require a conditional use permit or other discretionary action.

Priority/Timeframe: 2014

Responsibility: Sutter County Board of Supervisors and Development Services Department

Financing: Annual Budget

IMPLEMENTATION H 2.3-4

Rezone approximately 4.14 acres of APN 22-020-002 and APN 22-020-003 from AG to R-3 zoning and designate MDR land use. Multi-family housing is allowed by right in the R-3 District and would not require a conditional use permit or other discretionary action.

Priority/Timeframe: 2014

Responsibility: Sutter County Board of Supervisors and Development Services Department

Financing: Annual Budget

H 2.4 RHNA Transfers Due to Annexations. Work with annexing jurisdictions to transfer the County's Regional Housing Needs Allocation (RHNA).

with the annexing jurisdiction acknowledging the transfer of RHNA from the County to the annexing jurisdiction.

The Local Agency Formation Commission (LAFCo) resolution approving the annexation will contain the RHNA transfer conditions including the number of housing units, by income group, which are being transferred.

Priority/Timeframe: Ongoing, with each applicable annexation
Responsibility: Development Services Department
Financing: Annual Budget

IMPLEMENTATION H 2.4-2

Amend the Housing Element to reflect changes in the County's RHNA based on the transfer of units due to annexations.

Priority/Timeframe: Following effective date of annexation
Responsibility: Development Services Department
Financing: Annual Budget

GOAL H 3

Provide opportunities for agricultural housing while preserving rural land for agricultural uses.

POLICIES

H 3.1 Homesites. Allow a landowner to create a homesite parcel on an agricultural parcel consistent with General Plan policies.

IMPLEMENTATION H 3.1-1

Process homesite parcel requests in accordance with the General Plan Agricultural Resources Element Policy AG 1.8.

Priority/Timeframe: Ongoing
Responsibility: Development Services Department
Financing: Annual Budget

H 3.2 Temporary Secondary Housing. Allow temporary secondary housing (i.e., mobile homes) in agricultural areas for agricultural caretakers or for family members needing care because of health reasons.

IMPLEMENTATION H 3.2-1

Process on a project-by-project basis with review and action in accordance with applicable Sutter County Zoning Code Sections governing the temporary establishment of secondary housing for caregivers or caretakers.

Priority/Timeframe: Ongoing

Responsibility: Development Services
Department

Financing: Annual Budget

- H 3.3 Affordable Farmworker Housing.** Promote opportunities for farmworkers and their families to obtain safe and decent affordable housing by collaboration with agricultural employers, nonprofit housing developers, service providers, and governmental agencies.

IMPLEMENTATION H 3.3-1

Allow agricultural employee housing, which complies with Health and Safety Code Section 17021.5, accommodating six or fewer employees (e.g., mobile homes) as a residential use in any "R" District.

Priority/Timeframe: Ongoing

Responsibility: Development Services
Department

Financing: Annual Budget

IMPLEMENTATION H 3.3-2

Allow agricultural employee housing, which complies with Health and Safety Code Section 17021.6, accommodating no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single-family or household in the agricultural area.

Priority/Timeframe: Ongoing

Responsibility: Development Services
Department

Financing: Annual Budget

IMPLEMENTATION H 3.3-3

Allow agricultural employee family housing by building permit in agricultural areas for employees employed on the premises which complies with the density of the General Plan.

Priority/Timeframe: Ongoing

Responsibility: Development Services
Department

Financing: Annual Budget

IMPLEMENTATION H 3.3-4

Allow agricultural employee family housing that exceeds the density allowed by the General Plan by use permit for agricultural caretakers employed upon the premises or for on-site or off-site farm labor housing, including farm labor camps.

The Regional Housing Authority of Sutter and Nevada Counties is the responsible agency that administers existing housing developments reserved for migrant farmworker families.

Priority/Timeframe: Ongoing

Responsibility: Development Services Department, Sutter County Planning Commission, and Regional Housing Authority of Sutter and Nevada Counties

Financing: Annual Budget

IMPLEMENTATION H 3.3-5

Consider allowing agricultural employee family housing that exceeds the density allowed by the General Plan by zoning clearance for agricultural caretakers employed upon the premises.

Priority/Timeframe: 2014

Responsibility: Development Services Department and Board of Supervisors

Financing: Annual Budget

IMPLEMENTATION H 3.3-6

Continue to allow farmworker housing projects (i.e., farm labor camps typically between 50 and 200 units consisting of two-, three-, and four-bedrooms) in the agricultural area by use permit.

Priority/Timeframe: Ongoing

Responsibility: Development Services Department

Financing: Annual Budget

IMPLEMENTATION H 3.3-7

Identify, on a needs basis, potential farmworker housing sites and funding mechanisms, pursue funding, and work

with nonprofit developers who provide new construction or rehabilitated units for both migrant and permanent farmworkers and their families.

Priority/Timeframe: Ongoing

Responsibility: Development Services Department and the Regional Housing Authority of Sutter and Nevada Counties

Financing: Joe Serna Farmworker Grant, Community Development Block Grant, and/or other grant funding as available

IMPLEMENTATION H 3.3-8

Support the Regional Housing Authority of Sutter and Nevada Counties to promote farmworker housing programs and opportunities through County website announcements and brochures at appropriate County offices.

Priority/Timeframe: Ongoing

Responsibility: Development Services Department and Regional Housing Authority of Sutter and Nevada Counties

Financing: Annual Budget or Community Development Block Grant

IMPLEMENTATION H 3.3-9

Work with the Regional Housing Authority of Sutter and Nevada Counties to conduct a survey of agricultural employers and service providers and an inventory of existing farmworker housing to more accurately determine farmworker housing needs.

Priority/Timeframe: 2015

Responsibility: Development Services Department and Regional Housing Authority of Sutter and Nevada Counties

Financing: Planning/Technical Assistance Grant

IMPLEMENTATION H 3.3-10

Work with the Regional Housing Authority of Sutter and Nevada Counties' designated farmworker housing coordinator to assist in carrying out the implementation measures contained in Housing Element under Policy H 3.3.

Priority/Timeframe: Ongoing
Responsibility: Development Services Department and Regional Housing Authority of Sutter and Nevada Counties

Financing: Annual Budget

GOAL H 4

Ensure that new housing in Sutter County is safe and sanitary and receives public services adequate to support the level of development.

POLICIES

H 4.1 New Construction Meets Codes. Require all new residential development projects to comply with all existing applicable codes including, but not limited to; Building, Fire, Health, Engineering, and Zoning.

IMPLEMENTATION H 4.1-1

Review all new housing development projects to ensure housing construction meets all existing codes.

Priority/Timeframe: Ongoing, during the development approval process
Responsibility: Development Services Department
Financing: Annual Budget

H 4.2 Housing within County Unincorporated Areas. Require all new housing within Sutter County's unincorporated areas to pay development impact fees consistent with adopted development policies.

IMPLEMENTATION H 4.3-1

Review all new housing development projects within the County's unincorporated areas to ensure development impact fees are paid.

Priority/Timeframe: Ongoing, during the development approval process
Responsibility: Development Services Department
Financing: Annual Budget

GOAL H 5

Conserve and improve existing housing in Sutter County to ensure safe and sanitary conditions.

POLICIES

H 5.1 Conserve and Improve Existing Housing. Assist in the conservation and improvement of existing housing that, to the extent possible, results in a safe, sanitary, and livable environment.

IMPLEMENTATION H 5.1-1

Conduct a housing condition survey to identify areas of housing deterioration and blight and to determine the number of Sutter County's housing units that are in need of rehabilitation or replacement.

Priority/Timeframe: As determined by need

Responsibility: Development Services Department and Regional Housing Authority of Sutter and Nevada Counties, upon request

Financing: Community Development Block Grant (CDBG) Planning and Technical Assistance Grant or other grant program and/or Annual Budget

IMPLEMENTATION H 5.1-2

Respond to the Community Development Block Grant (CDBG) Program Notice of Funding Availability by an annual review of eligibility dependent on expenditure of Economic Development and Housing Rehabilitation funds from the previous cycle. If eligible, apply for a housing rehabilitation grant to fund the County's Owner-Occupied Housing Rehabilitation

Program, and if awarded, target low income households and promote through informational brochures, posters, and County website announcements.

Priority/Timeframe: Annually
Responsibility: Development Services Department and Regional Housing Authority of Sutter and Nevada Counties
Financing: Community Development Block Grant (CDBG) Housing Rehabilitation Grant Program

IMPLEMENTATION H 5.1-3

Enforce County Building, Fire, Health, and Zoning Codes through the County's complaint based Code Enforcement Program to improve blighted, deteriorated, and dilapidated housing.

Priority/Timeframe: Ongoing
Responsibility: Development Services Department
Financing: Annual Budget

GOAL H 6

Support the Regional Housing Authority of Sutter and Nevada Counties and other nonprofit and private affordable housing providers in the County.

POLICIES

H 6.1 Relationship with Housing Authority. Work cooperatively with the Housing Authority and provide assistance as needed in efforts to continue to develop, administer, and provide County housing assistance and rehabilitation programs for lower income Sutter County residents, including extremely low income households.

IMPLEMENTATION H 6.1-1

Support the Regional Housing Authority of Sutter and Nevada Counties in its applications for the development of safe and decent housing for very low and low income families, seniors, and disabled persons, through temporary rental assistance, the rehabilitation of existing

properties, and the acquisition of new properties.

Priority/Timeframe: Ongoing
Responsibility: Sutter County Board of Supervisors, Development Services Department, and Regional Housing Authority of Sutter and Nevada Counties
Financing: Community Development Block Grant (CDBG) and HOME program for Tenant Based Rental Assistance (TBRA)

IMPLEMENTATION H 6.1-2

Work with the Regional Housing Authority of Sutter and Nevada Counties and other nonprofit partners to facilitate the development of housing for extremely low income households to the extent possible including assisting with site identification and acquisition, local financial resources, and assisting and streamlining entitlements.

Priority/Timeframe: Ongoing
Responsibility: Development Services Department and Regional Housing Authority of Sutter and Nevada Counties
Financing: Annual Budget

IMPLEMENTATION H 6.1-3

Adopt an appropriate resolution, when requested by the Housing Authority, supporting an increase of locally administered Section 8 housing program rental vouchers.

Priority/Timeframe: Ongoing
Responsibility: Sutter County Board of Supervisors, Development Services Department, and Regional Housing Authority of Sutter and Nevada Counties

Financing: U.S. Department of Housing and Urban Development (HUD)

IMPLEMENTATION H 6.1-4

Continue to support the Housing Authority when applying for Community Development Block Grant (CDBG) program funding.

Priority/Timeframe: Ongoing
Responsibility: Sutter County Board of Supervisors
Development Services Department, and Regional Housing Authority of Sutter and Nevada Counties

Financing: Community Development Block Grant (CDBG)

H 6.2 Relationship with Other Nonprofit and Private Housing Providers. Work cooperatively with other nonprofit and private affordable housing providers to develop, administer, and provide affordable housing.

IMPLEMENTATION H 6.2-1

Encourage the provision of target income housing (TIG) through cooperation with housing providers, focusing on Sites 20 and 21 in the Yuba City SOI and Sites 11 and 12 in the Live Oak SOI (Table 3-1) for development of housing affordable to lower income households.

Priority/Timeframe: Ongoing
Responsibility: Development Services Department

Financing: Available federal, state, local and private funds

GOAL H 7

Promote equal housing opportunities for all residents of Sutter County.

POLICIES

H 7.1 Fair Housing. Support the enforcement of laws and regulations prohibiting discrimination in lending practices and the sale or rental of housing.

IMPLEMENTATION H 7.1-1

Provide notice and information on fair housing rights and equal housing opportunity to residents of Sutter County through the County's housing programs, Section 8 applications, other public agencies and nonprofit organizations.

Distribute fair housing information through brochures, posters, and County website announcements.

Priority/Timeframe: Ongoing

Responsibility: Development Services Department and Regional Housing Authority of Sutter and Nevada Counties

Financing: Annual Budget

IMPLEMENTATION H 7.1-2

Refer known incidents of discrimination in lending practices and the sale or rental of housing to the appropriate agency for action (e.g., Sutter County District Attorney, CRLA, and/or Northern California Legal Services).

Designate specific County staff functions and administrative procedures for processing complaints pertaining to discriminatory housing practices.

Priority/Timeframe: Ongoing

Responsibility: All Sutter County Departments

Financing: Annual budgets

IMPLEMENTATION H 7.1-3

Prohibit the enactment or administration of ordinances that discriminate against Sutter County residents because of race, sex, religion, ancestry, national origin, color, marital status, sexual orientation, age, or disability.

Priority/Timeframe: Ongoing

Responsibility: Sutter County Board of Supervisors and Development Services Department

Financing: None required

GOAL H 8

Improve the energy efficiency of Sutter County's existing and new housing stock.

POLICIES

H 8.1 State Law Compliance. Ensure that all new development complies with state law regarding energy conservation.

IMPLEMENTATION H 8.1-1

Implement state requirements for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures with respect to siting of buildings, landscaping, and solar access through development incentives such as flexibility in design and development standards.

Priority/Timeframe: Ongoing
Responsibility: Development Services Department
Financing: Annual Budget

H 8.2 Energy Conservation through Rehabilitation. Promote home energy conservation, particularly for lower income households, through the rehabilitation of the existing housing stock.

IMPLEMENTATION H 8.2-1

Continue to support and facilitate eligible properties to participate in PG&E's and the Community Resource Project's (CRP) home energy conservation programs including home weatherization, home energy audits, lead-abatement, and minor home repair programs.

Promote home energy conservation programs through County website announcements that target lower income households.

Priority/Timeframe: Ongoing
Responsibility: Development Services Department, in association with PG&E and CRP
Financing: Pacific Gas and Electric Company, state Public Utilities Commission, and the Department of Energy

H 8.3 Energy Efficiency in New Construction. Encourage the use of energy efficient materials, methods, and technology in new construction.

IMPLEMENTATION H 8.3-1

Distribute free information on energy conservation and technology through County website announcements and brochures at appropriate County offices that target residential developers.

Priority/Timeframe: Ongoing

Responsibility: Development Services Department, in association with PG&E and CRP

Financing: Annual Budget

GOAL H 9

Update the Housing Element and, when appropriate, evaluate the progress in implementing the County's housing programs.

POLICIES

H 9.1 Housing Element Update. Ensure the Housing Element continues to address the housing needs of existing and future residents.

IMPLEMENTATION H 9.1-1

Update the General Plan Housing Element in accordance with the requirements of state law and with guidance from the California Department of Housing and Community Development (HCD).

Priority/Timeframe: Not less than every eight (8) years

Responsibility: Development Services Department

Financing: Annual Budget

H 9.2 Annual Progress Report. Annually document the achievements of the County in implementing the Housing Element.

IMPLEMENTATION H 9.2-1

Monitor the performance of the County in the implementation of the Housing Element and prepare a report to the County Board of Supervisors. The report will include program implementation status, local efforts to remove governmental constraints, and progress in achieving the

CHAPTER 2: HOUSING PLAN
2.3: Goals, Policies, and Implementation Programs

County’s RHNA and quantified objectives, including annual building activity. If needed, recommendations for revisions or refinements to the Housing Element will be included in the report.

Priority/Timeframe: Annually, on or before October 1

Responsibility: Development Services Department

Financing: Annual Budget

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3.1 Land Available for Potential New Residential Development

The County's Housing Element is required to identify specific sites suitable for residential development with appropriate zoning, development standards, infrastructure, and public services for all economic segments of Sutter County that will be available for the development of housing within the planning period or between October 31, 2013 and October 31, 2021. Land suitable for residential development includes all of the following:

- Vacant residentially zoned sites
- Vacant non-residentially zoned sites that allow residential uses
- Underutilized residentially zoned sites which are capable of being developed at a higher density or with greater intensity
- Non-residentially zoned sites that can be redeveloped for, and/or rezoned for, residential use through program actions

The following vacant sites inventory discussion includes only those parcels either devoid of structural improvements or minimally developed, agriculturally-zoned parcels that may contain orchards or other crops but that lack primary dwelling units or significant accessory structures, as well as residentially-zoned parcels that are either vacant or contain only dilapidated housing units. Table 3-1 (Parcels with Potential for Residential Development, Yuba City and Live Oak

CHAPTER 3: HOUSING RESOURCES
3.1: Land Available for Potential New Residential Development

Spheres of Influence) and Table 3-2 (Participating Landowner Parcels with Affordable Residential Development, Sutter Pointe Specific Plan) provide Sutter County's inventory of potential sites suitable for residential development between 2013 and 2021. All parcels in the inventory are in the County's unincorporated areas within the incorporated cities of Yuba City and Live Oak SOIs or within the Sutter Pointe Specific Plan area.

The County's General Plan Land Use Element identifies three countywide form categories that generally reflect the different character and intensity of existing and planned land uses in Sutter County: Agriculture and Open Space, Rural Communities, and Growth Areas. Parcels within Table 3-1 and Table 3-2 fall within the "Growth Areas" category or those areas where higher intensity urban development should be directed, representing the primary locations for new growth in the County. These areas include the cities' SOI, the Sutter Pointe Specific Plan, and other areas designated to be comprehensively planned as Rural Planned Communities. Lands designated as Growth Areas provide for the most intense and broadest range of residential, commercial, employment, and related uses, and offer the highest levels of public services and infrastructure.

Consistency in land use and zoning for each County parcel identified with residential development potential provides the framework to ensure that adequate land is available for the development of affordable housing for all target income groups, especially very low and low income. The appropriate land use designations and zoning classifications for residential development are in place and consistent for each parcel in Table 3-1, with the exception of parcel/site map numbers 20 and 21 (Table 3-1). These parcels are zoned AG; however, consistent with the desired HDR and MDR land use designations and the City of Yuba City's General Plan Land Use Diagram, Housing Element Policy H 2.3, Implementation Programs H 2.3-3 and H 2.3-4, directs the County to rezone portions of APN 22-020-002 and APN 22-020-003 to R-3 and R-4 zoning.

For more information on zoning and General Plan land use designations, reference Chapter 7 (Potential Constraints on Housing) and to view the Housing Element's goals, policies, and implementation programs, reference Chapter 2 (Housing Plan), Section 2.3.

CHAPTER 3: HOUSING RESOURCES
 3.1: Land Available for Potential New Residential Development

TABLE 3-1 Parcels with Potential for Residential Development, Yuba City SOI and Live Oak SOI

Site Map Number	Assessor Parcel Number (APN)	General Plan/ Existing Zoning Designation	Acres	Potential Units ^a	
				Min	Max
YUBA CITY SOI					
1	20-054-021	LDR / R-1-A	0.45	1	3
2	22-060-016	LDR / R-1-A	10.00	20	80
3	20-054-027	LDR / R-1-A	20.92	41	167
4	20-054-022	LDR / R-1-A	6.23	12	49
5	20-054-005	LDR / R-1-A	23.66	47	189
6	22-060-032	LDR / R-1-A	2.54	5	20
7	19-060-008	LDR / R-1-A	18.5	37	148
8	17-064-007	LDR / R-1-A	17.42	35	139
9	17-064-025	LDR / R-1-A	8.95	17	71
10	17-070-014	LDR / R-1-A	13.25	26	106
11	17-065-084	LDR / R-1-A	23.26	46	186
12	17-115-006	LDR / R-1-A	5.84	11	46
13	22-050-054	LDR / R-1	71.40	142	571
14	26-030-024	LDR / R-1	6.70	13	53
15	22-060-050	LDR / R-1-A / R-1	36.0	72	288
16	19-060-080	LDR / R-1-A	18.95	37	151
17	22-060-013	LDR / R-1-A	10.96	21	87
18	22-060-027	LDR / R-1-A	24.10	48	192
19	17-065-008	LDR / R-1-A	10.00	20	80
20	22-020-002	AG-20 / AG ^b	9.41	189	235 ^d
21	22-020-002 & 22-020-003	AG-20 / AG ^c	4.14	33	82
<i>Subtotal Yuba City SOI</i>			<i>342.68</i>	<i>873</i>	<i>2,943</i>
LIVE OAK SOI					
1	9-110-010	LDR / R-1-A	2.00	4	16
2	9-110-011	LDR / R-1-A	2.30	4	18
3	9-110-035	LDR / R-1-A	0.94	1	7
4	9-110-036	LDR / R-1-A	0.60	1	4
5	9-182-032	LDR / R-1-A	4.64	9	37
6	9-182-034	LDR / R-1-A	3.25	6	26
7	9-181-039	LDR / R-1-A	7.16	14	57
8	9-211-035	LDR / R-1-A	5.76	11	46
9	9-211-010	LDR / R-1-A	7.0	14	56
10	9-221-007	LDR / R-1	22.73	45	181
11	9-200-004	HDR / R-4	1.24	25	31 ^d
12	9-200-005	HDR / R-4	1.10	22	28 ^d
<i>Subtotal Live Oak SOI</i>			<i>58.72</i>	<i>156</i>	<i>507</i>
Total			401.4	1,029	3,450

CHAPTER 3: HOUSING RESOURCES
3.1: Land Available for Potential New Residential Development

TABLE 3-1 Parcels with Potential for Residential Development, Yuba City SOI and Live Oak SOI

General Plan Land Use Designation	2030 General Plan Density Standard (units/acre)	Total Acres with Development Potential between 2013 and 2021	Total Potential Units ^a		Range of Potential Number of Affordable Units with Development Potential Between 2013–2021			
			Min	Max	Very Low	Low	Moderate	Above Moderate
Low Density Residential (LDR)	2–8	385.51	760	3,074	0	0	76–307	684–2,767
Medium Density Residential (MDR)	8.1–20	4.14	33	82	17–41	16–41	0	0
High Density Residential (HDR)	20.1+	11.75	236	294 ^c	129–161	107–133	0	0
Total		401.4	1,029^e	3,450^e	146–202	123–174	76–307	684–2,767

SOURCE: Sutter County Development Services Department, 2013.

- a. Minimum and maximum potential units are derived by multiplying the low and high density standards (i.e., allowable units per acre) by the amount of acreage available in each land use designation.
- b. Housing Element Policy H 2.3, Implementation H 2.3-3, directs the County to re-designate the land use and rezone a portion of APN 22-020-002 from AG-20 / AG to HDR / R-4. This parcel is within the unincorporated County area, within the Yuba City SOI and the re-designation of land use and zoning is consistent with the City of Yuba City’s General Plan Land Use Diagram.
- c. Housing Element Policy H 2.3, Implementation H 2.3-4, directs the County to re-designate the land use and rezone portions of APN 22-020-002 and APN 22-020-003 from AG-20 / AG to MDR / R-3. These parcels are within the unincorporated County area, within the Yuba City SOI and the re-designation of land use and zoning is consistent with the City of Yuba City’s General Plan Land Use Diagram.
- d. Assumed at 25 units per acre, which the County estimates is an outer density limit for the HDR land use designation within the unincorporated County area.
- e. Represents the range of potential affordable units with development potential between 2013 and 2021.

CHAPTER 3: HOUSING RESOURCES

3.1: Land Available for Potential New Residential Development

TABLE 3-2 Participating Landowner Parcels with Affordable Residential Development Sutter Pointe Specific Plan							
Assessor Parcel Number(s)	Sutter Pointe Specific Plan Parcel Number	Sutter Pointe Specific Plan Land Use Designation/Zoning for Applicable Parcels in Phase I	Total Dwelling Units	Affordable Units			Development Potential Post 2010/Parcels Included in Phase I, Including Acres
				Very Low	Low	Moderate	
35-170-092 35-170-003	LDR-1	Low Density Residential	79	1	1	2	--
35-170-092	LDR-2	Low Density Residential	84	1	1	2	--
35-260-020 35-260-016	LDR-3	Low Density Residential/R-1, R-2	65	1	1	1	22.7 acres
35-260-020 35-260-016	LDR-4	Low Density Residential/R-1, R-2	112	2	2	2	39.2 acres
35-260-020 35-260-021	LDR-5	Low Density Residential/R-1, R-2	168	3	2	3	59.1 acres
35-280-001	LDR-6 ^a	Low Density Residential	259	1	1	1	--
35-280-001 35-280-007 35-280-006 35-280-008 35-280-009 35-280-010 35-280-016	LDR-7	Low Density Residential	694	12	9	14	--
35-220-012 35-220-016	MDR-5	Medium Density Residential	640	11	9	12	--
35-220-012 35-220-016	MDR-6	Medium Density Residential	318	5	4	7	--
35-220-012 35-220-016	MDR-7	Medium Density Residential	331	6	5	6	--
35-220-012 35-220-016	MDR-8	Medium Density Residential	269	4	4	5	--
35-250-019	MDR-9	Medium Density Residential	105	2	1	2	--
35-250-019	MDR-10	Medium Density Residential	271	5	4	5	--
35-250-001 35-250-002 35-250-019	MDR-11	Medium Density Residential	304	5	4	6	--
35-250-001 35-250-002	MDR-12	Medium Density Residential	157	3	2	3	--
35-260-021 35-271-016 35-271-026 35-170-092 35-220-027	MDR-13 ^a	Medium Density Residential	1,588	15	13	18	--
35-220-027	MDR-14	Medium Density Residential	132	2	2	3	--
35-170-003 35-220-027	MDR-15 ^a	Medium Density Residential	241	3	1	4	--

**TABLE 3-2 Participating Landowner Parcels with Affordable Residential Development
Sutter Pointe Specific Plan**

Assessor Parcel Number(s)	Sutter Pointe Specific Plan Parcel Number	Sutter Pointe Specific Plan Land Use Designation/Zoning for Applicable Parcels in Phase I	Total Dwelling Units	Affordable Units			Development Potential Post 2010/Parcels Included in Phase I, Including Acres
				Very Low	Low	Moderate	
35-220-007	MDR-16	Medium Density Residential	285	5	4	5	--
35-250-019	MDR-17	Medium Density Residential/R-3	315	5	4	7	51.1 acres
35-250-002 35-250-019 35-250-003	MDR-18	Medium Density Residential/R-3	169	3	2	3	27.5 acres
35-250-002 35-250-003	MDR-19	Medium Density Residential/R-3	107	2	1	2	17.4 acres
35-250-002 35-250-003	MDR-20	Medium Density Residential/R-3	173	3	2	4	28.1 acres
35-250-009 35-250-007 35-250-014	MDR-21 ^a	Medium Density Residential/R-3	452	5	4	6	73.3 acres
35-250-009 35-250-007 35-250-006	MDR-22	Medium Density Residential/R-3	231	4	3	5	37.5 acres
35-250-018	MDR-23	Medium Density Residential/R-3	454	8	7	10	73.7 acres
35-250-018 35-250-003	MDR-24	Medium Density Residential/R-3	494	8	6	9	80.2 acres
35-250-014	MDR-25 ^a	Medium Density Residential/R-3	373	3	2	4	60.6 acres
35-260-016 35-250-009 35-250-008	MDR-26	Medium Density Residential/R-3	471	8	6	10	76.4 acres
35-260-016 35-250-009	MDR-27	Medium Density Residential/R-3	363	6	5	7	59.0 acres
35-310-004 35-310-012	MDR-28	Medium Density Residential/R-3	355	6	5	7	57.6 acres
35-280-001 35-310-004	MDR-29	Medium Density Residential/R-3	498	8	7	10	80.9 acres
35-280-001	MDR-30	Medium Density Residential/R-3	603	10	8	12	97.9 acres
35-280-001	MDR-31	Medium Density Residential	402	7	5	8	--
35-280-001 35-310-004	MDR-32 ^a	Medium Density Residential	346	3	4	3	--
35-280-001 35-280-016	MDR-33	Medium Density Residential	604	10	8	12	--
35-250-018 35-250-003	HDR-1	High Density Residential/R-4	756	13	10	15	41.5 acres
35-250-009 35-250-014	HDR-2	High Density Residential/R-4	282	5	4	5	15.5 acres

CHAPTER 3: HOUSING RESOURCES

3.1: Land Available for Potential New Residential Development

TABLE 3-2 Participating Landowner Parcels with Affordable Residential Development Sutter Pointe Specific Plan

Assessor Parcel Number(s)	Sutter Pointe Specific Plan Parcel Number	Sutter Pointe Specific Plan Land Use Designation/Zoning for Applicable Parcels in Phase I	Total Dwelling Units	Affordable Units			Development Potential Post 2010/Parcels Included in Phase I, Including Acres
				Very Low	Low	Moderate	
35-260-020 35-260-016	HDR-3	High Density Residential/R-4	202	3	3	4	11.1 acres
35-260-020 35-260-021	HDR-4	High Density Residential	402	7	5	8	--
35-310-012	HDR-5	High Density Residential/R-4	692	12	9	14	37.9 acres
35-280-001	HDR-6	High Density Residential	654	11	9	13	--
35-310-012	MU-1 ^a	Mixed Use	196	3	3	3	--
35-310-012	MU-2 ^a	Mixed Use	43	1	1	0	--
35-240-032	MU-5	Mixed Use	308	5	4	6	--

Sutter Pointe Specific Plan Land Use Designation	Affordable Units			Total
	Very Low Income	Low Income	Moderate Income	
Low Density Residential (LDR)	21	17	25	63
Medium Density Residential (MDR)	165	132	195	492
High Density Residential (HDR)	51	40	59	150
Mixed Use (MU)	9	8	9	26
<i>Total</i>	246	197	288	731
<i>Approximate total affordable units in Phase I</i>	118	93	140	351
<i>5% of affordable units in Phase I</i>	6	4	7	17

SOURCE: Sutter Pointe Specific Plan (June 2009), Chapter 7: Affordable Housing, Table 7.3: Affordable and Senior Housing Allocation, Table 10.1: Land Use Summary By Phase, and Exhibit 10.1: Phasing Map.

a. Units represent less than 100% of what was allocated in the Sutter Pointe Specific Plan (Table 7.3) due to landowner participation as follows: LDR-6 assumes 20% of total units, MDR-13 assumes 60%, MDR-15 assumes 70%, MDR-21 assumes 65%, MDR-25 assumes 50%, MDR-32 assumes 60%, MU-1 assumes 90%, and MU-2 assumes 60%.

Figure 3-1 (Vacant Sites with Potential for Development between 2013 and 2021, Yuba City Area) illustrates the parcels in Table 3-1 within the Yuba City SOI area. Figure 3-2 (Vacant Sites with Potential for Development between 2013 and 2021, Live Oak Area) illustrates the parcels in Table 3-1 within the Live Oak SOI area.

CHAPTER 3: HOUSING RESOURCES
 3.1: Land Available for Potential New Residential Development

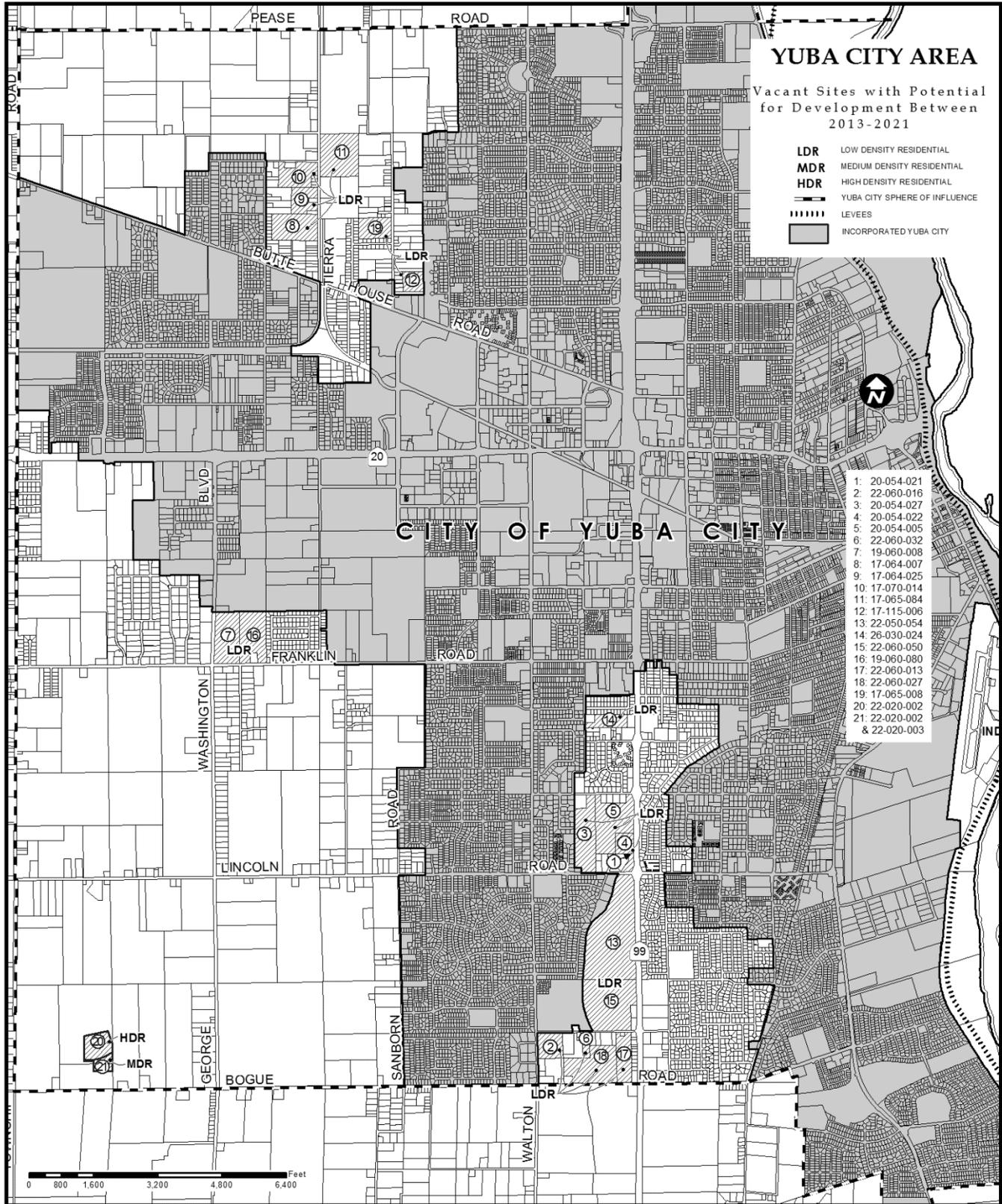


FIGURE 3-1 Vacant Sites with Potential for Development between 2013 and 2021, Yuba City Area

CHAPTER 3: HOUSING RESOURCES
 3.1: Land Available for Potential New Residential Development

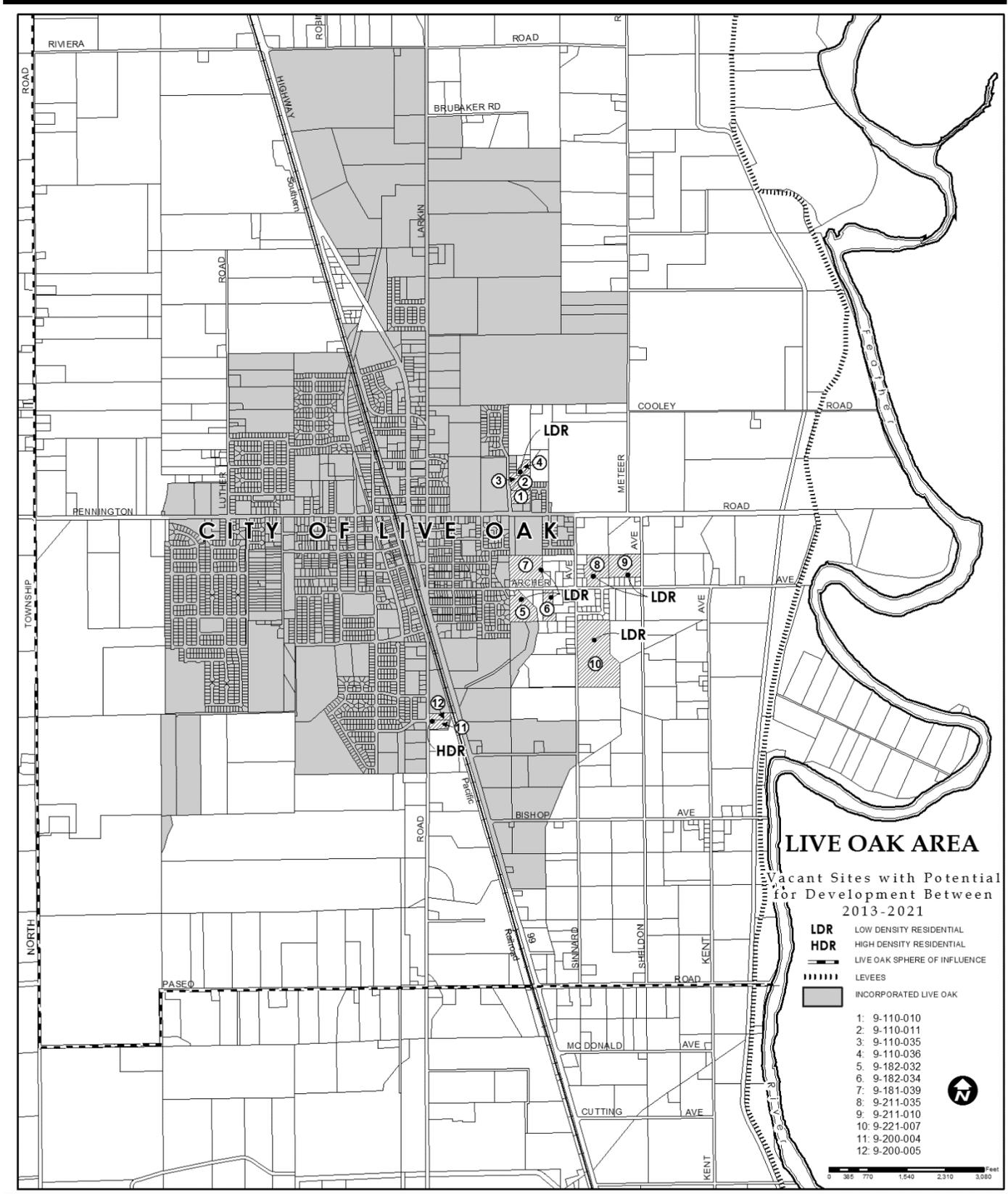


FIGURE 3-2 Vacant Sites with Potential for Development between 2013 and 2021, Live Oak Area

Environmental and Infrastructure Considerations

The parcels in Table 3-1 have been analyzed and the County has determined these parcels do not have significant environmental and/or infrastructure constraints to hinder residential development, including the development of housing affordable to lower income households. Public facilities including sewer and water currently exist at the parcels in Table 3-1 or are reasonably near enough to permit development of the parcels within the planning period.

For example, in the Yuba City Urban Area the County has allowed low density residential development on private wells and municipal and public water systems with either private on-site sewage disposal systems or municipal sanitary sewer system connections. In general, higher density residential uses have been annexed into the incorporated areas of the County (e.g., connected to Yuba City's sewer/water system) and are therefore primarily not located in the unincorporated area.

Sutter Pointe Specific Plan

The Sutter Pointe Specific Plan was approved by the County Board of Supervisors on June 30, 2009. This approximately 7,500-acre and 17,500-unit planned development includes a 5 percent affordable housing goal of approximately 875 units consistent with the County's Affordable Housing Program. The affordable housing units are allocated to each residential and mixed use parcel within the Plan area targeting very low, low, and moderate income groups.

Table 3-2 includes the Sutter Pointe Specific Plan parcels that, as of November 2013, have 'participating landowners' with residential land use and zoning designations approved by the County. Taking into account the continued challenging market and economic conditions, the County conservatively estimates that 5 percent of the affordable housing allocated in Phase I of the Sutter Pointe Specific Plan will be developed within the 2021 Housing Element planning cycle horizon. Table 3-2 illustrates the analysis, resulting in 17 units affordable to very low, low, and moderate income households.

For reference to the Sutter Pointe Specific Plan parcel numbers identified in Table 3-2, see the Sutter Pointe Specific Plan. In addition, the Specific Plan provides for sufficient public utilities and infrastructure

for all plan parcels through a Community Service area (CSA) or Community Services District (CSD). Potential environmental constraints that could have hindered residential development within the Specific Plan area were mitigated for in the General Plan Environmental Impact Report (EIR).

3.2 Compliance with Regional Housing Needs Allocation

Sutter County was given a total housing construction need, 2013-2021 RHNA, of 335 dwelling units. In addition to Sutter County's 2013-2021 RHNA allocation, the County must roll over 54 lower income units of the assigned RHNA from the prior 2008-2013 Housing Element planning period due non-implementation of a program within the necessary timeframe in order to accommodate future affordable housing. As a result, unincorporated Sutter County's revised RHNA is 389 dwelling units (114 units affordable to very low income, 85 units affordable to low income, 62 units affordable to moderate income, and 128 units affordable to above moderate income households).

Areas within Yuba City and Live Oak Spheres of Influence

The following percentages are based on methodology previously used by the County in routinely determining the current supply of available land for needs of the target income groups. Sutter County's Board of Supervisors determined that this methodology was a reasonable approach for determining housing distribution among different income groups. Furthermore, the methodology utilizes the following assumptions based on units constructed during the interim period (Table 2-2) and on historical densities and development trends (Table 3-3 [Historical Low and Medium Density Residential Construction Densities]):

- 90 percent of the development potential of lands designated LDR could serve the above moderate income group.
- 10 percent of the development potential of lands designated LDR could serve the moderate-income group.
- 0 percent of the development potential of lands designated LDR could serve the very low and low-income groups.

- 50 percent of the development potential of lands designated MDR could serve the very low-income group and the other 50 percent could serve the low-income group.
- 55 percent of the development potential of lands designated HDR could serve the very low-income group and the other 45 percent could serve the low-income group.

Table 3-3 provides examples of residential developments that demonstrate average historical construction densities by affordability (i.e., income category).

TABLE 3-3 Historical Low and Medium Density Residential Construction Densities							
Development	GP/ Zoning	Acres	Potential Units ^a	Units Built	Construction Density (du/acre)	Affordability	Rental/ Sales Cost
Mahal Plaza	MDR/ R-3	8.0	64–200	98 ^b	12.25 49% of max	VLI, LI, MOD	\$496 (2 BR)
River Oaks #7	LDR/ R-1	4.51	9–36	20	4.4 55% of max	MOD, AMOD	\$132,000– \$135,500
River Oaks #12	LDR/ R-1	14.81	29–118	72	4.8 61% of max	MOD, AMOD	\$134,700– \$243,400

SOURCE: Sutter County Development Services Department, 2013.

Historical development listed includes projects before 2002. Since 2002, no high density residential development has been built in unincorporated Sutter County.

a. Based on Sutter County 2015 General Plan density standards.

b. Project includes a 3,000 sf community center and a 3,800 sf day care.

Table 3-4 (Potential Developable Acreage per Income Category [2013–2021], Yuba City and Live Oak Spheres of Influence) applies the RHNA to the acreage available in each zoning designation within the Yuba City and Live Oak SOIs on parcels listed in Table 3-1 during the 8-year planning period to determine the developable acreage for each income group.

CHAPTER 3: HOUSING RESOURCES

3.2: Compliance with Regional Housing Needs Allocation

TABLE 3-4 Potential Developable Acreage per Income Category (2013–2021), Yuba City SOI and Live Oak SOI

General Plan Designation	Zoning	Total Acres	Very Low Acres	Low Acres	Moderate Acres	Above Moderate Acres
Low Density Residential (LDR)	ER, R-1, R-2, MHS	385.51	0	0	38.55	346.96
Medium Density Residential (MDR)	R-3	4.14	2.07	2.07	0	0
High Density Residential (HDR)	R-4	11.75	6.46	5.29	0	0
<i>Total</i>	—	<i>401.4</i>	<i>8.53</i>	<i>7.36</i>	<i>38.55</i>	<i>346.96</i>

SOURCE: Sutter County Development Services Department, 2013.

Table 3-5 (Potential Housing Units per Income Group (2013–2021), Yuba City and Live Oak Spheres of Influence) summarizes the County’s minimum and maximum potential number of housing units based on the adopted General Plan land use standards that could be constructed within the Yuba City and Live Oak SOIs on parcels listed in Table 3-1 during the eight-year planning period. In addition, Table 3-5 provides the potential number of units by income group based on average historical construction densities (units/acre) and the total acres by income category summarized in Table 3-4.

TABLE 3-5 Potential Housing Units per Income Group (2013–2021), Yuba City SOI and Live Oak SOI

Income Category	Acres	Range of Potential Units (Table 3-1)	Potential Units (Average Historical Density)
Very Low	8.53	146–202 units	119 units (14 units/acre)
Low	7.36	123–174 units	88 units (12 units/acre)
Moderate	38.55	76–307 units	192 units (5 units/acre)
Above Moderate	346.96	684–2,767 units	1,387 (4 units/acre)
<i>Total</i>	<i>401.4</i>	<i>1,029–3,450 units</i>	<i>1,786 units</i>

SOURCE: SACOG; Sutter County Development Services Department, 2013.

Areas within Sutter Pointe Specific Plan

As mentioned previously, the Sutter Pointe Specific Plan includes a 5 percent affordable housing goal consistent with the County's Affordable Housing Program. Table 3-2 includes the Sutter Pointe parcels that have residential land use and zoning designations approved by the County as of November 2013 and the affordable housing units allocated to each of those parcels, targeting very low, low, and moderate income groups. In total, the County has calculated the potential of 731 affordable units resulting from the parcels in Table 3-2. Of those, the County has determined approximately 351 affordable units have the potential of being built in Phase 1. According to the Specific Plan, the total units planned for development in Phase 1 is 7,462. Consistent with the affordable housing goal and equity of affordable-to-market-rate-units constructed, approximately 5 percent of the units built in Phase I would be affordable to very low, low, or moderate income households.

Taking into account the continued challenging market and economic conditions, the County conservatively estimates that 5 percent of the affordable housing allocated in Phase I of the Sutter Pointe Specific Plan will be developed within the 2021 Housing Element planning cycle horizon, contributing 17 affordable units to the County's RHNA (6 very low-, 4 low-, and 7 moderate-income).

Conclusion

Sutter County has determined it can accommodate its total revised RHNA during the 2013–2021 planning period through the evaluation of vacant and underutilized sites suitable for residential development including those as part of the Sutter Pointe Specific Plan. The following is a description of the determination.

ABOVE MODERATE INCOME

Land designated LDR could accommodate between 684 and 2,767 new dwelling units at densities potentially affordable to above moderate-income households.

Based on the average historical construction density of 4 units per acre affordable to above moderate income households, the total LDR acreage of 346.96, determined to be affordable to above moderate-income households, could accommodate 1,387 units.

Conclusion: Total of 1,387 units is sufficient in accommodating the County's RHNA of 128 dwelling units potentially affordable to above moderate-income households.

MODERATE INCOME

Land designated LDR could accommodate between 76 and 307 new dwelling units at densities potentially affordable to moderate-income households.

Based on the average historical construction density of 5 units per acre affordable to moderate income households, the total LDR acreage of 38.55, determined to be affordable to moderate-income households, could accommodate 192 units, and the County assumes 7 moderate-income units from Sutter Pointe.

Conclusion: Total of 199 units is sufficient in accommodating the County's RHNA of 62 dwelling units potentially affordable to moderate-income households.

LOW INCOME

Land designated HDR and MDR could accommodate between 136 and 185 new dwelling units at densities potentially affordable to low-income households.

Based on the average historical construction density of 12 units per acre affordable to low income households, the total HDR and MDR acreage of 7.36, determined to be affordable to low-income households, could accommodate 88 units, and the County assumes 4 low-income units from Sutter Pointe.

Conclusion: Total of 92 units is sufficient in accommodating the County's revised RHNA of 85 dwelling units potentially affordable to low-income households.

VERY LOW INCOME

Land designated HDR and MDR could accommodate between 135 and 184 new dwelling units at densities potentially affordable to very low-income households.

Based on the average historical construction density of 14 units per acre affordable to very low-income households, the total HDR and MDR acreage of 8.53, determined to be affordable to very low income households, could accommodate 119 units, and the County assumes 6 very low income units from Sutter Pointe.

Conclusion: Total of 125 units is sufficient in accommodating the County's regional allocation of 114 dwelling units potentially affordable to very low income households.

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CHAPTER 4 **Housing Needs Assessment**

4.1 Introduction

The Housing Needs Assessment analyzes population and housing characteristics, identifies special housing conditions among certain population groups, and provides other important information to support the housing goals, policies, and programs to meet the needs of current and future Sutter County residents.

Population and housing data in the Housing Needs Assessment are based on the best available data at the time the Needs Assessment was prepared. These data sources primarily include Census 2000, 2010 and American Community Survey (ACS) data. Other data sources were also utilized and include Sacramento Area Council of Governments (SACOG) projections, 1999 Sutter County Housing Condition Survey, and various projections and data reports produced by the California Department of Finance (DOF) and the California Employment Development Department (EDD). Therefore, it is important to reiterate that data sets in the Needs Assessment tables reflect the best available information for the particular data set, and by comparison, may display slight variations, depending on the particular source. That is, each data set may contain different statistical sources and/or sampling methodology and contrast due to varying sampling times or periods.

4.2 History and Growth



Sutter County, situated between two rivers (Sacramento and Feather), is located in the Sacramento Valley, with the southern boundary approximately 10 miles north of the City of Sacramento. The County covers an area of approximately 607 square miles (388,358 acres) and its jurisdictional boundaries are generally defined by Yolo and Colusa counties to the west, Butte County to the north, Yuba and Placer counties to the east, and Sacramento County to the south.

Sutter County was incorporated by the California State Legislature on February 18, 1850 as one of the state's original 27 counties. The City of Yuba City and the City of Live Oak are Sutter County's two incorporated cities. There are several unincorporated "rural communities," which include Meridian, Nicolaus, East Nicolaus, Rio Oso, Robbins, Sutter, and Trowbridge. Sutter County is proud of its agricultural heritage and is known for its rice, walnut, peach, tomato, and prune production.

For nearly 40 years and in particular since 1990, most of the growth in Sutter County has taken place in its two cities – Yuba City and Live Oak. Yuba City annexations and new development in the incorporated City of Live Oak has increased the share of the County's incorporated population from 40 percent in 1970 to 77 percent in 2010. As a result, fewer people resided in unincorporated areas of the County in 2010 than did in 1970. This trend is assumed to continue during the time horizon of the 2013-2021 Housing Element.

4.3 Population Characteristics

Population Trends

According to the U.S. Census, Sutter County's total population was 94,737 in 2010, while the unincorporated County area population was 21,420. For Sutter County's unincorporated area this represents a 40 percent decrease in population over the 2000 Census count of 35,943 or roughly a 4 percent annual growth rate decline over the 10-year period (Table 4-1 [Sutter County Population (2000)] and Table 4-2 [Sutter County Population (2010)]).

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4.3: Population Characteristics

TABLE 4-1 Sutter County Population (2000)	
Area	2000
Unincorporated	35,943
Yuba City	36,758
Live Oak	6,229
<i>County Total</i>	<i>78,930</i>

SOURCE: U.S. Census, 2000.

Population data does not include the substantial Walton Avenue Reorganization, which occurred in 2000 after the Census data was collected and added approximately 7,745 persons to the population of Yuba City; therefore reducing the population in the unincorporated area by the same number. Thus, the population of unincorporated Sutter County was reduced in 2000 to an estimated 28,198 persons. This reduction is not reflected in this table so that the original relationship among Census 2000 population and other data sets is retained.

Annexations and new development in the incorporated areas of the County has contributed to the decreased share of Sutter County’s unincorporated population.

TABLE 4-2 Sutter County Population (2010)	
Area	2010
Unincorporated	21,420
Yuba City	64,925
Live Oak	8,392
<i>County Total</i>	<i>94,737</i>

SOURCE: U.S. Census, 2010.

DOF supplies tabulated population projections for Sutter County in ten-year increments from 2020 to 2050 (Table 4-3 [Population Projections (2010–2050)]). Based on these projections, Sutter County (including the cities of Yuba City and Live Oak) is expected to reach a population of approximately 199,590 by 2050, which represents an overall annual growth rate from approximately 2.1 to 2.3 percent during the 30-year period. By comparison, DOF estimates Yuba County will continue to have a lower population than Sutter County, with a stable overall annual growth rate of 1.6 percent during the 30-year period.

TABLE 4-3 Population Projections (2020–2050)				
Area	2020 Projection	2030 Projection	2040 Projection	2050 Projection
Sutter County	108,054	131,390	161,504	199,590
Yuba County	83,363	97,037	112,790	131,531

SOURCE: California Department of Finance (DOF), Interim projections, May 2012.

Ethnicity

Sutter County's population has become more ethnically diverse since 1990, with the largest gains made by Asian groups and the Hispanic population (Table 4-4 [Change in Race of Sutter County Residents (1990, 2000, and 2010)]), where Hispanics are over one-quarter of Sutter County's population. Whites declined during the last decade and represent 50 percent of the racial and/or ethnic groups within the County. All other groups represented a small percentage of the County population.

TABLE 4-4 Change in Race of Sutter County Residents (1990, 2000, and 2010)

Race and/or Ethnic Group, Alone or in Combination	1990		2000		2010	
	Number	% of Total	Number	% of Total	Number	% of Total
White	49,521	77%	56,027	68%	47,782	50%
African American	1,041	2%	1,858	2%	1,713	2%
Asian ^a	6,079	9%	10,256	12%	13,442	14%
American Indian or Alaskan Native	941	1%	2,335	3%	925	<1%
Some Other Race	6,833	11%	12,318	15%	3,624	4%
Hispanic	10,592	16%	17,529	21%	27,251	28%
Total, All Races	64,415	100%	82,794	100%	94,737	100%

SOURCE: U.S. Census, 1990, 2000, and 2010.

a. Includes peoples of the Far East, Southeast Asia, or the Indian subcontinent including. Also includes Asian Indian, Chinese, Filipino, Korean, Japanese, Vietnamese, and Other Asian.

The U.S. Census American Community Survey (ACS) is not a full Census count and does contain a margin of error; however, it is helpful to do a cross comparison of the ACS ethnicity projections with school enrollment ethnicity. Table 4-5 (Students by Ethnicity Sutter County [2011-2012]) provides the 2011-2012 Sutter County student breakdown by ethnicity.

TABLE 4-5 Students by Ethnicity Sutter County (2011–2012)

Ethnicity	Percentage
White Non-Hispanic	42%
Hispanic	34%
African American	2%
Asian	13%
Pacific Islander	<1%
Filipino	1%
American Indian	1%
Multiple/No Response	6%

SOURCE: California Department of Education, Educational Demographics Office, January 2013.

Age of Population

According to the 2010 Census, the median ages for Sutter and Yuba counties were below California’s median age of 35 years old (Table 4-6 [Age Distribution (1990 and 2000)]). Individuals 20 to 54 years of age comprised 46 percent of Sutter County’s population in 2010 and are assumed to be the main contributors to the area workforce. A comparison of residents’ ages within Sutter County, Yuba County, and California in 2000 and 2010 show general similarities among the very young and the very old. Between 2000 and 2010, individuals under 20 years of age and persons age 65 and over remained about the same percentage of the total Sutter County population.

TABLE 4-6 Age Distribution (2000 and 2010)

Age	Sutter County		Yuba County		California	
	2000	2010	2000	2010	2000	2010
Under 5 years	7%	7%	8%	9%	8%	7%
5 to 19 years	24%	23%	25%	23%	23%	21%
20 to 34 years	20%	20%	21%	22%	22%	22%
35 to 54 years	28%	26%	27%	25%	29%	28%
55 to 59 years	5%	6%	4%	6%	4%	6%
60 to 64 years	4%	5%	4%	5%	3%	5%
65 and over	12%	13%	11%	10%	11%	11%
<i>Median Age</i>	<i>34</i>	<i>34</i>	<i>31</i>	<i>32</i>	<i>33</i>	<i>35</i>

SOURCE: U.S. Census, 2000 and 2010.

The implications of having an elderly population (65 and over) that comprises 13 percent of all residents and a youth population (under 20) that is 30 percent of the population creates different housing needs as well as housing affordability issues for these populations. As Sutter County’s population ages, and the total number of elderly increases, the housing needs of those 65 and over will be a significant aspect of the total housing needs in the County. For more information on the special needs of the elderly, see Section 4.6.1.

4.4 Employment Trends

The Sacramento Area Council of Governments’ (SACOG) 2008 projection series show in 2008, Sutter County’s total estimated employment was 31,751, with the unincorporated area representing 16 percent of the employment base (Table 4-7 [Employment Estimates (2008) and Projections (2020 and 2035)]). By the year 2020, total County employment is expected to be 34,304, or an eight percent increase over the year 2008. Employment in the unincorporated area is estimated to remain static based on the 2008 estimate and 2020 projections. By the year 2035, employment in the unincorporated area is expected to be 7,673, or a 51 percent increase over the year 2008.

TABLE 4-7 Employment Estimates (2008) and Projections (2020 and 2035)

Area	2008	2020	2035
Unincorporated	5,075	5,090	7,673
Yuba City	25,617	27,923	34,795
Live Oak	1,059	1,291	1,907
County Total	31,751	34,304	44,375

SOURCE: Sacramento Area Council of Governments (SACOG), 2008 estimate, 2020 and 2035 forecast, SACOG Employment Inventory.

Pursuant to the previous discussion of the effects of the Walton Avenue reorganization in Table 4-1, the absolute number of employed persons in the unincorporated County would reduce by approximately the same percentage as the population reduction. However, since the exact figure on employment in the annexed area is unknown, the tables below do not reflect the reorganization.

Table 4-8 compares the ratio of population to employment between 2000 and 2015, using SACOG’s 2001 projections. The ratio of persons in the unincorporated County per local job decreases over the fifteen-year period, indicating a slightly positive trend of developing employment opportunities in the unincorporated area; however, this also indicates a relatively stagnant relationship in the unincorporated

County between population and local employment opportunities.

As of November 2013, updated projection information from SACOG regarding the ratio of persons to employment was unavailable. As such, it should be noted that the population data set reported in Table 4-8 is dated, and by comparison, varies from 2010 Census population data for the County’s unincorporated population.

Unincorporated County	2000	2005	2010	2015
Population	37,110	39,890	43,090	47,530
Employment	6,633	7,327	8,112	9,166
<i>Persons per Job</i>	<i>5.59</i>	<i>5.44</i>	<i>5.31</i>	<i>5.18</i>

SOURCE: Sacramento Area Council of Governments (SACOG), March 15, 2001 Projections.

Area Employment Profile

Based on the employed civilian population 16 years and over, the 2000 Census reports nearly 29 percent of persons living in Sutter County are employed as management professionals and related occupations, while 25 percent are employed as sales and office occupations. In 2000, the Census reported the largest employment industry in the County was educational, health, and social services (20 percent); followed by retail trade (13 percent); manufacturing (10 percent); and agriculture (10 percent). With an increasing population, the number of service-oriented positions is rising to meet the needs of the diversified population. The 2010 Census did not report new information for Sutter County regarding population and the employed civilian population by industry.

Table 4-9 (Top Sutter County Employers [2013]) lists major employers in Sutter County. The top employers are related to food and agricultural or retail/service industries.

TABLE 4-9 Top Sutter County Employers (2013)

Employer	Estimated Number of Employees in Sutter County
Pacific Coast Producers	500-999
Sunsweet Growers Inc	500-999
Home Depot	250-499
Sysco Sacramento Inc	250-499
Trees Inc	250-499
Walmart Supercenter	250-499

SOURCE: Info USA, America’s Labor Market Information System (ALMIS), May 31, 2013 database access and California Employment Development Department.

The California Employment Development Department (EDD) produces Industry Employment Projections by metropolitan statistical area (MSA) annually. Table 4-10 (Industry Employment Projections [2008–2018]) provides total estimated farm and nonfarm projections between 2008 and 2018 for Yuba City MSA (Sutter and Yuba counties). This data reveals the absolute number of farm jobs decreasing by 2.3 percent, or 100 jobs, over the ten-year period, while the number of nonfarm jobs is projected to increase by 10 percent, or 4,000 jobs. EDD’s projections generally support a trend towards the increasing mechanization of farming and/or elimination of agricultural and farming practices in Sutter and Yuba counties.

TABLE 4-10 Yuba City MSA Industry Employment Projections (2008-2018)

Industry Title	Annual Average Employment		Employment Change	
	2008	2018	Absolute Change (Number of Jobs)	Percent
Farm	4,400	4,300	-100	-2.3%
Nonfarm	40,200	44,200	4,000	10%

SOURCE: Employment Development Department California Labor Market Information, 2008-2018.

Yuba City MSA includes Sutter and Yuba counties.

EDD also produces an Occupation Employments and Wage Data spreadsheet by MSA. Table 4-11 (Yuba City MSA Absolute Job Growth Employment Projections [2008–2018]) provides a sampling of employment projections by occupations and reports on the absolute job growth potential for Yuba City MSA (Sutter and Yuba counties) between 2004 and 2014. Projections show sales and related occupations (650 jobs); personal care and service (630 jobs); and healthcare practitioners and technical occupations (490 jobs) are the

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4.4: Employment Trends

occupations with the greatest projected absolute change in the number of jobs in Sutter and Yuba counties over the ten-year period. Generally, the rest of the occupations listed in the table below are projected to increase in employment by around 5-10 percent. Construction and extraction occupations are projected to not change at all. Farming, fishing, and forestry jobs are projected to decline by 1 percent between 2008 and 2018 as are agricultural workers. An increase of 4,500 jobs and a growth rate of 8.8 percent are projected over the 10-year period.

TABLE 4-11 Yuba City MSA Absolute Job Growth Employment Projections (2008–2018)

Occupations	Annual Average Employment		Employment Change	
	2008	2018	Absolute Change (Number of Jobs)	Percent
Sales and Related Occupations	4,760	5,300	650	11%
Food Preparation and Serving Related Occupations	3,700	4,100	400	11%
Education, Training, and Library	4,540	4,990	450	10%
Transportation and Material Moving	2,880	3,030	150	5%
Office and Administrative Support	7,280	7,640	360	5%
Construction and Extraction	2,370	2,370	0	0%
Building and Grounds Cleaning and Maintenance	1,550	1,690	140	9%
Installation, Maintenance, and Repair	2,060	2,240	180	9%
Management	5,580	5,750	170	3%
Business and Financial Operations	1,360	1,560	200	15%
Healthcare Practitioners and Technical	2,390	2,880	490	21%
Healthcare Support	1,550	1,880	330	21%
Personal Care and Service	2,350	2,980	630	27%
Farming, Fishing, and Forestry	3,340	3,310	-30	-1%
Agricultural Workers	3,160	3,130	-30	-1%

SOURCE: Employment Development Department California Labor Market Information, 2010.

Represents a sampling of the total data.

Yuba City MSA includes Sutter and Yuba counties.

EDD reports Sutter County’s overall unemployment rate at 17.6 percent for 2012. The 2012 trend for Sutter County reveals variable rates as high as 21.2 percent (February) and as low as 13.9 percent (September). Sutter County’s 2012 unemployment trends fluctuate dramatically more than California’s unemployment rates, which were between 9.6 and 11.4 percent (Table 4-12 [Unemployment Rates (2012)]). The fluctuation of Sutter County’s unemployment rate is largely due to the presence of an agricultural labor force in the County. The variable monthly employment rates exemplify the unemployment that would increase during the off-season and colder months. Overall, Sutter County’s unemployment rates, when compared to California, are higher on an annual average.

Month	Sutter County	California
January	20.2%	11.4%
February	21.2%	11.3%
March	20.8%	11.1%
April	19.7%	10.3%
May	18.6%	10.3%
June	17.4%	10.7%
July	16.5%	11.0%
August	14.9%	10.5%
September	13.9%	9.8%
October	14.8%	9.8%
November	15.9%	9.6%
December	17.5%	9.8%

SOURCE: California Employment Development Department, Labor Market Division, Data Library, accessed May 2013.

Not seasonally adjusted.

Table 4-13 (Yuba city MSA Median Weekly Pay [2010]) provides an overview of different job sectors within Sutter County and the corresponding average weekly pay rate. The natural resources and hospitality occupations tend to have lower overall average wages than most of the other job sectors in the County. The highest wage earners include management, healthcare, business and financial operations, and education. Some of the wage discrepancy is due to the seasonal and part time working status of many of these positions.

TABLE 4-13 Yuba City MSA Median Weekly Pay (2010)

Occupations	First Quarter Median Weekly Pay
Management	\$1,576
Healthcare Practitioners and Technical	\$1,225
Business and Financial Operations	\$1,144
Education, Training, and Library	\$1,051
Construction and Extraction	\$943
Installation, Maintenance, and Repair	\$779
Office and Administrative Support	\$596
Transportation and Material Moving	\$560
Building and Grounds Cleaning and Maintenance	\$494
Sales and Related Occupations	\$416
Personal Care and Service	\$406
Food Preparation and Serving Related Occupations	\$372
Farming, Fishing, and Forestry	\$364

SOURCE: California Employment Development Department, Labor Market Division, Data Library, accessed May 2013.

Represents a sampling of the total data. Yuba City MSA includes Sutter and Yuba counties.

4.5 Housing Characteristics

Household Type and Composition

The California Department of Housing and Community Development (HCD) defines “household” and “group quarters” based on the following compiled U.S. Census Bureau definitions:

A household includes all of the people who occupy a housing unit. These equal the count of occupied housing units in a traditional census.

People not living in households are classified as living in *group quarters*. Group quarters are considered to be a place where people stay that is not a traditional housing unit. There are two types of group quarters: institutional, which include nursing homes, hospitals, mental hospitals, hospices, and prison wards, and non-institutional, which include college dormitories, military barracks, group homes, shelters, missions, and flophouses (i.e., very small housing unit with shared bathroom facilities for residents).

Table 4-14 (Persons per Household [2000 and 2010]) provides information on the number of persons per household. In 2010, Sutter County's average household size was 2.98 persons per household, up from 2.87 in 2000; however the 2012 Census American Community Survey reports a slightly higher household size for Sutter County at 3.05 persons per household. Overall, two-person households represented the highest percentage of households in Sutter County at 30 percent in 2010. One-person households represented the next largest percentage for Sutter County at 21 percent. Households with 5 or more persons, known as large family households, represented 19 percent of households in Sutter County in 2010, down from 16 percent in 2000. Persons per household numbers for the County are similar to that of both Yuba City and California as a whole.

	Sutter County		Yuba City		California	
	2000	2010	2000	2010	2000	2010
1 Person	21%	21%	22%	22%	23%	24%
2 Persons	31%	30%	32%	28%	30%	29%
3 Persons	16%	16%	17%	16%	16%	16%
4 Persons	16%	15%	15%	16%	15%	15%
5 Persons	9%	9%	7%	9%	8%	8%
6 Persons	4%	5%	3%	5%	4%	4%
7+ Persons	3%	4%	4%	4%	4%	4%
<i>Total</i>	<i>100%</i>		<i>100%</i>		<i>100%</i>	
Average Household Size	2.87	2.98	2.87	2.99	2.87	2.90

SOURCE: U.S. Census, 2000 and 2010.

In addition to household size, household composition provides important indicators of population characteristics and trends (Table 4-15 [Unincorporated Sutter County Household Composition by Type (2010)]). The 2010 Census reported 76 percent of all households in the unincorporated area of Sutter County were family households, and of those family households, 60 percent were husband-wife families, while 10 percent were female headed households and 6 percent male headed. Although the majority of unincorporated Sutter County residents in 2010 lived in family households, approximately 24 percent were nonfamily households. These households were primarily single adults (including seniors) but also other unrelated individuals. The U.S. Census records persons living in group quarters separately and considers them to be nonfamily households. In 2010, the unincorporated Sutter County area had 60 households within group quarters, of which 12 percent were institutionalized.

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TABLE 4-15 Unincorporated Sutter County Household Composition by Type (2010)		
Household Type	Number of Households	Percent of Households
HOUSEHOLDS		
Family Households	5,740	76%
<i>Husband-Wife Family</i>	4,501	60%
With Children Under 18	1,695	22%
Without Children Under 18	2,806	37%
<i>Female Headed^a</i>	752	10%
With Children Under 18	368	5%
Without Children Under 18	384	5%
<i>Male Headed^b</i>	487	6%
With Children Under 18	217	3%
Without Children Under 18	270	4%
Nonfamily Households	1,816	24%
<i>Living Alone</i>	1,449	19%
Householders 65 and over	690	9%
Householders under 65	759	10%
Total Households	7,556	100%
GROUP QUARTERS		
Group Quarters	60	100%
<i>Institutionalized population</i>	7	12%
<i>Non-institutionalized population</i>	53	88%

SOURCE: U.S. Census, 2010.
a. No male present.
b. No female present.

Table 4-16 (Estimated [2005] and Projected [2010 and 2015] Households) lists SACOG’s household estimates and projections for the unincorporated County and Yuba City and Live Oak in five-year intervals from 2005 to 2015. Unincorporated Sutter County was expected to have 14,233 households in 2005, and by the year 2015, households in the unincorporated area are expected to increase to 16,989, representing a 2 percent annual growth rate.

These 2001 SACOG projections represent the most recent information, and as such, it should be noted that the data is over ten years old, and by comparison, varies from actual 2010 Census household data for the County’s unincorporated area.

TABLE 4-16 Estimated (2005) and Projected (2010 and 2015) Households

Area	2005	2010	2015
Unincorporated	14,233	15,364	16,989
Yuba City	15,415	17,564	19,658
Live Oak	1,940	2,207	2,474
<i>County Total</i>	<i>31,588</i>	<i>35,135</i>	<i>39,121</i>

SOURCE: SACOG March 15, 2001, Projections.

OVERCROWDING

The U.S. Census defines overcrowding as more than one person per room, excluding uninhabitable space such as kitchens and bathrooms. Extreme overcrowding is commonly defined as more than 1.5 persons per room. Overcrowding generally results from either (1) the costs of available housing when a sufficient number of bedrooms for larger families exceed the family's ability to afford such housing, or (2) unrelated individuals such as students or low-wage single adult workers share dwelling units due to high housing costs. This can lead to overcrowded situations if the housing unit is not large enough to accommodate all of the people effectively. According to the 2000 Census, there were 904 housing units defined as overcrowded in the unincorporated County area, representing 8 percent of the total occupied housing units.

Countywide, figures related to overcrowding were higher (11 percent); however, the Census 2007-2011 American Community Survey found only 6 percent of households countywide experienced overcrowding, which represents an improvement from 2000 (Table 4-17 [Overcrowded Housing (2007-2011)]). Based on this information, Sutter County has kept up with demand for large family housing relatively well, but the need for larger, affordable rental units to accommodate large families will continue.

TABLE 4-17 Overcrowded Housing (2007-2011)

Number of Persons per Room	Sutter County	Unincorporated County	Yuba City	Live Oak
1.01 to 1.50 (Over-Crowded)	1,230	117	830	283
1.51 or more (Severely Over-Crowded)	696	19	559	118
<i>Total</i>	<i>1,926 6% of Total Occupied Housing Units</i>	<i>136 4% of Total Occupied Housing Units</i>	<i>1,389 6% of Total Occupied Housing Units</i>	<i>401 7% of Total Occupied Housing Units</i>

SOURCE: American Community Survey, 2007-2011.

Housing Units

The California Department of Housing and Community Development (HCD) defines “housing unit” based on the following U.S. Census Bureau definition:

A housing unit may be a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied, or if vacant, is intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

SACOG’s 2001 projection series estimated 2000 County total housing units at 29,077, and by the year 2015, County total housing units are expected to number 40,550 (Table 4-18 [Housing Unit Estimates (2000 and 2005) and Projections (2010 and 2015)]). Unincorporated Sutter County had 13,735 housing units in 2000, and by the year 2015, housing units in the unincorporated area are expected to number 17,597, a 28 percent increase over unincorporated area housing units in 2000 or roughly 1.8 percent growth rate annually.

These 2001 SACOG projections represent the most recent information, and as such, it should be noted that the data is over ten years old, and by comparison, varies from actual 2010 Census housing unit data for the County’s unincorporated area.

TABLE 4-18 Housing Unit Estimates (2000 and 2005) and Projections (2010 and 2015)

Area	2000	2005	2010	2015
Unincorporated	13,735	14,735	15,918	17,597
Yuba City	13,608	15,996	18,225	20,394
Live Oak	1,734	2,009	2,284	2,559
<i>County Total</i>	<i>29,077</i>	<i>32,740</i>	<i>36,427</i>	<i>40,550</i>

SOURCES: SACOG March 15, 2001 Projections.

The unincorporated areas of Yuba County and Sutter County are generally rural in nature and are comprised of predominately agricultural land. This is evident in the population and housing density figures shown in Table 4-19 (Housing Units and Population Density [2010]), with Yuba-Sutter (included unincorporated areas of Sutter and Yuba counties) representing roughly 136 persons and 50 housing units per square mile, substantially lower than statewide figures.

TABLE 4-19 Housing Units and Population Density (2010)

	Total Housing Units	Population Density per square mile	Housing Units per square mile
California	13,680,081	239	88
Sutter County	33,858	157	56
Yuba-Sutter ^a	61,493	136	50
Yuba County	27,635	114	44

SOURCE: U.S. Census, 2010.

a. Includes unincorporated areas of Sutter and Yuba counties.

HOUSING OCCUPANCY, HOMEOWNERSHIP, AND TENURE

Typically the homeowner vacancy rate for a city or County will fall within the range of 2 to 4 percent of the total occupied housing units, while the rental vacancy rate usually falls between 5 and 6 percent. On average, a healthy vacancy rate is around 5 percent. The lower the vacancy rate goes, the tighter the housing market gets, and the greater the lack of choice for households becomes.

In 2010, the rental vacancy rate for Sutter County (including the cities of Yuba City and Live Oak) was 6.8 percent, while the homeowner vacancy rate was 2.1 percent. Comparably, Yuba City's rental (7.1 percent) and homeowner (2.3 percent) vacancy rates were similar to countywide statistics; however, Live Oak's 2010 rental vacancy rate was dissimilar (9.5 percent), while the homeowner vacancy rate was 2.4 percent. Overall, this reveals a tighter housing

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market for homeowners than for renters. Sutter County's 2010 estimated vacancy rates¹ from DOF report the City of Live Oak with a 6.7 percent, the City of Yuba City at 7 percent, and the unincorporated portions of the County at a 7.7 percent vacancy rate.

The 2010 Census reported a total of 33,858 housing units in Sutter County, of which 8,186 were in the unincorporated County area (24 percent). The Census 2012 American Community Survey reports a total of 33,881 housing units in Sutter County in 2012, or 23 more units than in 2010. Table 4-20 (Housing Units, Occupancy, and Tenure [2010]) shows 92 percent of the total housing units in the unincorporated County area were occupied, and of those units, 66 percent were owner occupied. Comparably in 2010, Yuba City (53 percent) and Live Oak (61 percent) had a significantly lower homeownership rates than the unincorporated County.

TABLE 4-20 Housing Units, Occupancy, and Tenure (2010)	
Area	2010
Unincorporated	8,186
<i>Occupied Housing Units</i>	<i>7,556</i>
Owner Occupied	5,411
Renter Occupied	2,145
<i>Vacant Housing Units</i>	<i>630</i>
Yuba City	23,174
<i>Occupied Housing Units</i>	<i>21,550</i>
Owner Occupied	12,266
Renter Occupied	9,284
<i>Vacant Housing Units</i>	<i>1,624</i>
Live Oak	2,498
<i>Occupied Housing Units</i>	<i>2,331</i>
Owner Occupied	1,535
Renter Occupied	796
<i>Vacant Housing Units</i>	<i>167</i>
<i>County Total Housing Units</i>	<i>33,858</i>
<i>Occupied Housing Units</i>	<i>31,437</i>
Owner Occupied	19,212
Renter Occupied	12,225
<i>Vacant Housing Units</i>	<i>2,421</i>

SOURCE: U.S. Census, 2010.

¹ Vacancy data, by tenure, is not available with Department of Finance 2010 estimates.

In 2010, higher homeownership rates for the unincorporated County area, as compared to the incorporated cities, were reflected by the predominance of conventional single-family homes (91 percent) in the unincorporated County area. Mobile homes were the second largest housing unit type in the unincorporated County area (6 percent) and represented 32 percent of mobile homes countywide (Table 4-21 [Housing Units by Type (2006-2010)]). Overall, conventional single-family homes countywide (including the cities of Yuba City and Live Oak) represented the most numerous type of unit, followed by multiple family units of five or more.

Area	Single-Family	Multiple Family (2-4 units)	Multiple Family (5+ units)	Mobile Homes
Unincorporated	7,423	161	155	461
Yuba City	15,936	1,897	4,196	856
Live Oak	2,072	119	176	104
County Total	25,431	2,177	4,527	1,421

SOURCES: American Community Survey, 2006-2010.

Comparably, DOF 2013 estimates of housing units by type in Sutter County (Table 4-22 [Housing Units by Type (2013 Estimates)]) show an increase in the number of single-family residential units in Yuba City and Live Oak, along with a decrease in single-family residential units in the unincorporated County area. Mobile home numbers show an increase in the unincorporated area as well as in Yuba City, while numbers remain relatively similar in Live Oak.

Area	Single-Family	Multiple Family (2-4 units)	Multiple Family (5+ units)	Mobile Homes
Unincorporated	7,393	160	154	484
Yuba City	16,157	1,917	4,239	918
Live Oak	2,174	90	178	107
County Total	25,724	2,167	4,571	1,509

SOURCE: Department of Finance, Annual Population and Housing Estimates, 2013.

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The U.S. Census classifies “urban” as all territory, population, and housing units located within urbanized areas (UAs) and urban clusters (UCs). It delineates UA and UC boundaries to encompass densely settled territory, which generally consists of a cluster of one or more census block groups² or census blocks.³ “Rural” consists of all territory, population, and housing units located outside of UAs and UCs. Geographic entities such as metropolitan areas, counties, minor civil divisions (MCDs), and places often contain both urban and rural territory.

Table 4-23 (Urban and Rural Population by Housing Units [2010]) provides the percentage of urban versus rural housing units in the County, compared to totals for California. The majority of Sutter County’s population was centered near the urban incorporated cities, with roughly 84 percent of housing units located in an urban area or cluster. Sutter County did, however, have a higher percentage of its housing located in rural areas (16 percent) compared to statewide distributions (6 percent).

Area	Total Housing Units	Percentage Urban	Percentage Rural
Sutter County	33,858	84%	16%
California	13,680,081	94%	6%

SOURCE: U.S. Census, 2010.

Analysis of the 2010 Census tenure by age for Sutter County reveals that homeownership rates for persons aged 25 and over ranged from 37 to 80 percent (Table 4-24 [Sutter County Tenure by Age (2010)]). Persons age 65 to 74 had the highest homeownership rates (78 percent). In turn, persons age 15 to 24 had the highest rental rates (84 percent). Overall, home ownership is higher in the County with more people owning their homes than renting.

² A subdivision of a census tract, a block group is the smallest geographic unit for which the Census Bureau tabulates sample data. A block group consists of all the blocks within a census tract with the same beginning number.

³ A subdivision of a census tract, a block is the smallest geographic unit for which the Census Bureau tabulates 100 percent data. Many blocks correspond to individual city blocks bounded by streets, but blocks—especially in rural areas—may include many square miles and may have some boundaries that are not streets.

TABLE 4-24 Sutter County Tenure by Age (2010)

Age	Owners	Renters	Ownership Rate	Rental Rate
15 to 24	219	1,150	16%	84%
25 to 34	1,791	3,066	37%	63%
35 to 44	3,195	2,537	56%	44%
45 to 54	4,480	2,353	66%	34%
55 to 64	4,058	1,465	73%	27%
65 to 74	2,837	810	78%	22%
75 and over	2,632	844	76%	24%
Total	19,212	12,225	--	--

SOURCE: U.S. Census, 2010.

HOUSING STOCK CONDITION

The age and condition of the housing stock provides additional measures of housing adequacy and availability in many communities. Although age does not always correlate with substandard housing conditions, neighborhoods with a high number of homes more than 30 years in age are more likely than newer neighborhoods to have a concentration of housing in need of maintenance, updating of utilities or interior amenities, rehabilitation, or replacement.

Homes with deferred maintenance usually exhibit signs of aging, such as peeling or faded paint, cracked siding, and/or missing or broken shingles or shakes, which suggest a need for repair or replacement of those components in the near future. Homes in need of rehabilitation may require immediate repair or replacement of components in disrepair to avoid health and safety problems. Homes in more advanced states of disrepair may prove to be more cost effective to demolish and redevelop than repair.

The year a structure is built can be an indicator of the current condition of the housing unit. Housing units built before 1940 may be old, but may not necessarily be in a rundown condition. In contrast, newer homes that were built equipped with adequate utilities and amenities may already be rundown due to abuse or just general lack of upkeep. However, it is useful to look at the age of the housing stock to determine where inadequacies may lie, or why certain units remain vacant.

According to the Census American Community Survey 2007-2011, approximately 46 percent of Sutter County's housing stock was built after 1980, with the most units in one decade being built between 1970 and 1979 (Table 4-25 [Housing Units by Year Built (2007-2011)]). Comparably, 30 percent of the unincorporated County's housing

stock was built after 1980, again with the majority of units being built between 1970 and 1979.

TABLE 4-25 Housing Units by Year Built (2007-2011)

Year Built	Sutter County	Unincorporated County	Percent	
			Sutter County	Unincorporated County
2005 or Later	2,548	339	8%	4%
2000 to 2004	2,505	271	8%	4%
1990 to 1999	4,720	608	15%	8%
1980 to 1989	4,911	1,069	15%	14%
1970 to 1979	6,111	1,711	19%	22%
1960 to 1969	3,858	1,331	12%	18%
1950 to 1959	3,595	1,002	11%	13%
1940 to 1949	1,588	577	5%	8%
1939 or Earlier	1,832	697	6%	9%
Total	31,688	7,605	100%	100%

SOURCE: Census American Community Survey, 2007-2011.

Recent development in the County and unincorporated areas has increased the number of newer homes as part of the total housing stock, although this data has not been reflected due to the 2010 Census data not yet being released for housing units by year built.

UNITS NEEDING REHABILITATION AND REPLACEMENT

Sutter County, along with a private consulting group, conducted a survey of housing conditions for the unincorporated County area in July 1999. Twelve specific areas of the unincorporated County area were surveyed to identify areas that were in need of rehabilitation. Each dwelling unit in the twelve areas was rated on a housing condition inventory according to structural criteria established by the California Department of Housing and Community Development (HCD). The County has not conducted a housing conditions survey since 1999; however, when the need is identified, the County will work with the Regional Housing Authority of Sutter and Nevada Counties to complete the housing conditions assessment (Policy H 5.1, Implementation Program H 5.1-1).

The criteria included five categories: foundation, roofing, siding, windows, and doors. Within each category, the particular housing unit was assigned a point-value based on ratings from “no repairs needed” to “replacement needed.”

Table 4-26 (Unincorporated Sutter County Housing Stock Conditions [1999]) provides an overview of the 1999 housing conditions survey findings. The 1999 survey found 587 housing units required moderate or substantial rehabilitation, representing approximately 6 percent of the units surveyed, and only 33 housing units, representing less than 0.5 percent of the units surveyed, were deemed dilapidated and in need of replacement.

Condition	Number of Units	Percent of Total
Standard (No Repairs Needed)	7,911	84%
Minor Repair	854	9%
Moderate Rehabilitation	554	6%
Substantial Rehabilitation	33	<0.5%
Dilapidated (Replacement)	33	<0.5%
<i>Total</i>	<i>9,385</i>	<i>100%</i>

SOURCE: 1999 Sutter County Housing Condition Survey.

Housing Condition Survey did not cover the entire unincorporated area, and as a result the housing unit total in the table will not agree with previous housing unit totals based on U.S. Census counts or SACOG projections.

The County will continue to enforce County Building, Fire, Health, and Zoning Codes through Sutter County’s compliant based Code Enforcement Program to improve blighted, deteriorated, and dilapidated housing (Policy H 5.1, Implementation Program H 5.1-3). Sutter County has concluded that this process is functional and that the condition of the County’s housing stock is not a significant enforcement issue.

Housing Costs

SINGLE-FAMILY HOMES

Table 4-27 (New Single-Family Home Listing Prices [March 2013]) provides information on new home listings of for-sale single-family homes in Sutter County’s incorporated cities, and for comparative purposes, nearby Yuba County communities are also shown.

Table 4-28 (Resale Single-Family Home Listing Prices in Sutter County [March 2013]) provides information on resale home listings in Sutter County’s incorporated cities.

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TABLE 4-27 New Single-Family Home Listing Prices (March 2013)

3 BD/2-3 BA			4 BD/2-3 BA			5 BD/3 BA		
Range	Median Price	Average Price	Range	Median Price	Average Price	Range	Median Price	Average Price
Yuba City (Sutter County)								
\$219,900-249,900	234,900	234,900	\$246,900-319,900	\$273,900	\$277,700	N/A	N/A	N/A
Live Oak (Sutter County)								
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Marysville (Yuba County)								
\$192,990-221,585	\$219,175	\$211,800	\$194,990-214,990	\$209,900	\$206,627	\$224,990-265,990	— ^a	\$245,490
Olivehurst (Yuba County)								
\$166,683 ^b	— ^c	— ^d	N/A	N/A	N/A	N/A	N/A	N/A

SOURCE: <http://www.homefinder.com> and <http://www.realtor.com>, March 2013 (For Marysville and Olivehurst). <http://www.interwesthomes.com/properties/residential.aspx>, November 2013 (For Yuba City).

- a. Median price not calculated, as sample size represents two properties found.
- b. Range not available, as sample size represents one property found.
- c. Median price not calculated, as sample size represents one property found.
- d. Average price not calculated, as sample size represents one property found.

TABLE 4-28 Resale Single-Family Home Listing Prices (March 2013)

3 BD/2-3 BA			4 BD/2-3 BA			5 BD/3-4 BA		
Range	Median Price	Average Price	Range	Median Price	Average Price	Range	Median Price	Average Price
Yuba City (Sutter County)								
\$70,000-295,000	\$181,444	\$179,977	\$115,000-495,000	\$304,900	\$290,640	\$248,000-309,900	\$294,450	\$286,700
Live Oak (Sutter County)								
\$13,000-189,128	\$185,000	\$168,043	\$208,900-244,900	\$220,000	\$224,600	\$218,000-250,000	\$250,000	\$239,333
Marysville (Yuba County)								
\$134,900-474,900	\$179,950	\$221,728	\$125,000-439,000	\$179,000	\$246,600	n/a	n/a	n/a
Olivehurst (Yuba County)								
\$130,000-189,128	\$185,000	\$168,043	\$208,900-244,900	\$220,000	\$224,600	\$250,000 ^a	— ^b	\$250,000

SOURCE: <http://www.homefinder.com>, March 2013.

- a. Range not available, as sample size represents two properties found that were both \$250,000.
- b. Median price not calculated, as sample size represents two properties found.

Table 4-29 (Existing Condominium Listing Prices in Sutter County [March 2013]) provides information on existing condominium listing sales prices in Sutter County. The search resulted in condominiums for sale in the City of Yuba City; however, no condominiums were found for sale in the City of Live Oak or in the unincorporated County area.

2 BD/1 BA			3 BD/2 BA		
Range	Median Price	Average Price	Range	Median Price	Average Price
Yuba City					
\$40,000 ^a	— ^b	— ^c	\$150,000 ^a	— ^b	c

SOURCE: <http://www.homefinder.com> and <http://www.realtor.com>, March 2013.

No condominiums were found for sale in the City of Live Oak or unincorporated County area.

- a. Range not available, as sample size represents one property found.
- b. Median price not calculated, as sample size represents one property found.
- c. Average price not calculated, as sample size represents one property found.

MOBILE HOMES

Table 4-30 (Mobile Home Listing Resale Prices in Sutter County [March 2013]) provides mobile home resale listings (price range, median price, and average price) for the incorporated cities of Yuba City and Live Oak. No mobile homes for sale were found in the unincorporated County area or in Live Oak.

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TABLE 4-30 Mobile Home Listing Resale Prices (March 2013)					
2 BD/2 BA			3 BD/2 BA		
Range	Median Price	Average Price	Range	Median Price	Average Price
Yuba City (Sutter County)					
\$34,900 ^a	— ^c	— ^d	\$32,000-40,000	\$36,000	\$36,000
Live Oak (Sutter County)					
N/A	N/A	N/A	N/A	N/A	N/A
Marysville (Yuba County)					
N/A	N/A	N/A	\$39,000-39,900	— ^b	\$39,450
Olivehurst (Yuba County)					
\$44,999 ^a	— ^c	— ^d	N/A	N/A	N/A

SOURCE: <http://www.homefinder.com> and <http://www.realtor.com>, March 2013.

- a. Range not available, as sample size represents one property found.
- b. Median price not calculated, as sample size represents two properties found.
- c. Median price not calculated, as sample size represents one property found.
- d. Average price not calculated, as sample size represents one property found.

Resale mobile homes represented the most affordable option for lower income households. Based on the income limits in Table 4-36 and the calculation of affordability of purchasing a home in Table 4-34, mobile home median sales prices represent an affordable option for even an extremely low income household in Sutter County. The average for sale price for a three-bedroom/two-bath mobile home was \$36,000 (affordable to extremely low, very low, and low income households) while a two-bedroom/two-bath was \$34,900 (affordable to extremely low, very low, and low income households).

Table 4-31 (Mobile Home Parks in Unincorporated Sutter County [November 2013]) provides information on mobile home parks and total spaces in the unincorporated County area based on the Department of Housing and Community Development’s listing of mobile home and special occupancy (RV) parks. In all, there were 5 mobile home parks listed, representing 35 mobile home spaces and 44 recreational vehicle (RV) spaces; however information regarding average monthly rents was only found for one of the 5 mobile home parks.

TABLE 4-31 Mobile Home Parks in Unincorporated Sutter County (November 2013)

Name	Location	Total Spaces	Average Monthly Rent
Loveys Landing Mobile Home Park	Meridian Road	6 44 ^a	\$350/month
Gonsalves Court Mobile Home Park	Highway 113	8	— ^b
Robbins Pool Mobile Home Park	Highway 113	13	— ^b
Samra Mobile Home Park	Powerline Road	3	— ^b
Sutter Oaks Mobile Home Park	Highway 113	5	— ^b

SOURCE: California Department of Housing and Community Development (HCD), November 2013.

a. Recreational vehicle (RV) spaces – 35 with drains and 9 without drains.

b. Attempts to contact mobile home park management was not successful.

FAIR MARKET RENTS

The 2013 Fair Market Rents (FMRs) for one-, two-, three-, and four-bedroom existing housing units in the Yuba City MSA (Sutter and Yuba counties) are listed in Table 4-32 (2013 Fair Market Rents for Existing Housing—Yuba City MSA). FMRs determine the eligibility of rental housing units for Section 8 housing assistance payment programs. Section 8 rental certificate program participants cannot rent units where rents exceed the FMRs. FMRs also serve as the payment standard used to calculate subsidies under jurisdictions various housing programs.

TABLE 4-32 2013 Fair Market Rents for Existing Housing—Yuba City MSA

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
\$634	\$812	\$1,173	\$1,389

SOURCE: Federal Register, Housing and Urban Development (HUD), FY 2013, Sutter and Yuba counties.

SECTION 8 RENTAL VOUCHER HOUSING ASSISTANCE

According to the Regional Housing Authority of Sutter and Nevada Counties, as of December 2012, there were approximately 13 households participating in Section 8 rental voucher housing assistance in the unincorporated County area, as follows:

- Meridian
1 non-elderly disabled (extremely low income)
- Pleasant Grove
1 family/non-elderly/nondisabled (very low income)
- Sutter
5 families (extremely low income)
3 families (very low income)
2 non-elderly/disabled (extremely low income)
1 elderly disabled (extremely low income)

RENTAL HOMES AND APARTMENTS

Table 4-33 (Apartment Rental Rates for Sutter County, Yuba City [November 2013]) provides information on apartment rental price ranges for Sutter County within the incorporated city of Yuba City (November 2013). No multi-family properties/rental rates were found when Internet searches were conducted for the City of Live Oak or the unincorporated County area. The median rental price for a one-bedroom apartment in Yuba City was \$725, while a two-bedroom was \$810. Yuba City's median apartment rental rates for one-, two-, and three-bedroom units are above the 2013 fair market rents for existing housing in Sutter and Yuba counties.

Area	1 Bedroom ^a		2 Bedroom ^b		3 Bedroom ^c	
	Price Range	Median Price	Price Range	Median Price	Price Range	Median Price
Yuba City	\$600–\$850	\$725	\$695–\$1,025	\$810	\$1,100	\$1,100
Live Oak	— ^d	— ^d	— ^d	— ^d	— ^d	— ^d
Unincorporated Sutter County	— ^d	— ^d	— ^d	— ^d	— ^d	— ^d

SOURCE: <http://www.forrent.com>, and <http://www.rent.com>, November 2013.

- a. Represents sample size of twelve units found.
- b. Represents sample size of twelve units found.
- c. Represents sample size of one property found.
- d. Information not found.

CONVERSION OF RENTAL UNITS AND MOBILE HOME PARKS

The conversion of rental units may pose significant problems for renters. When rental units are converted to condominiums, the stock of rental units is reduced. This reduction in supply increases demand and may drive up rental rates. New owners, by raising rents or desiring to occupy converted units, may in effect evict existing tenants. Eviction can cause particularly severe hardships for the elderly and/or low-income families, especially if it occurs with short notice or at a time of relatively low vacancy rates in the rental market. The unincorporated County, however, has historically not experienced such conversions due to the lack of rental units outside of the incorporated cities. In the event that such applications are received by the County, Housing Element Policy H 1.8 allows the conversion only when adequate alternative rental housing is available, when the structures are judged to meet acceptable health and safety standards, and when project proponents have made reasonable provisions for the relocation of existing tenants.

Conversions of mobile home parks to a mobile home subdivision or to a different type of use may cause the same types of problems associated with the conversion of rental units to condominiums. Housing Element Policy H 1.7 allows the conversion only when adequate opportunity for relocation is available and project proponents have made reasonable provisions for the relocation of existing tenants. In addition, Housing Element Implementation H 1.7-1 addresses the affordability of mobile home parks converted to subdivisions or cooperative parks by requiring that 5 percent of the spaces or lots within the mobile home subdivision or stock cooperative park shall be available at sale prices or rental rates affordable to target income group households.

AFFORDABILITY

A household can typically qualify to purchase a home that is two and one-half to three times their annual income, depending on the down payment, the level of other long-term obligations such as a car loan, and interest rates. In practice, the interaction of these factors allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing a home no more than two times their annual income. Homebuyer assistance programs that provide down payment assistance and/or below market-rate interest rates often allow homebuyers to qualify for houses which are up to four times their income.

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Table 4-34 provides information on the affordability of single-family residences in Sutter County’s unincorporated area, for each household income level, based on the sales price of the unit. In 2013, there were no new homes sold that were affordable to any of the five income categories (Table 4-34 (Single-Family Units Sold [2013] Affordable to Sutter County’s Unincorporated Households).

For existing homes sold, take note that as the affordability level increases, by income category, so does the compounding nature of affordability for each income category. One of the existing homes sold was affordable to extremely low income households, while seven existing homes sold were affordable to very low income households. Those eight homes were also affordable to low income household, in addition to five more units. For moderate income households, there were nine existing homes sold that were affordable, in addition to the one extremely low, seven very low and five low income affordable units that would also be affordable to moderate income households. Above moderate income households, in total, could afford all 37 existing homes sold. For information on affordability of mobile homes in Sutter County (for-sale in March 2013) see the discussion preceding Table 4-30.

TABLE 4-34 Single-Family Units Sold (2013) Affordable to Sutter County’s Unincorporated Households			
Income Category	Affordability Level^a	Single-Family	
		New Homes Sold	Existing Homes Sold
Extremely Low	\$53,460	0	1
Very Low	\$89,100	0	7
Low	\$142,560	0	5
Moderate	\$178,200	0	9
Above Moderate	\$213,900	0	15

SOURCE: Zillow.com Recently Sold Homes, accessed November 2013.

a. The affordability level (i.e., maximum sales price, respectively, each household income category can afford) is calculated conservatively at three times Sutter County’s State Department of Housing and Community Development (HCD) State Income Limits, Feb 2013, median income (\$59,400), broken down by income category.

4.6 Income Characteristics

Income Levels

Both state and county law defines affordability in terms of target income households and the relative percentage these households must pay to purchase or rent decent and safe housing. Affordability is therefore relative to both household income and housing unit cost, whether the unit is for sale or rent. Household income levels include the categories extremely low, very low, low, moderate, and above moderate income. The parameters of the target income categories are determined in relation to the median household income for Sutter County, adjusted by household size. The median income on which income categories are based represents the mid-point at which half of the households earn more and half earn less. In a normally distributed population, that is one not skewed to either end of the income scale, approximately 40 percent of the population will have income within the extremely low, very low, and low income ranges, 20 percent within the moderate income range, and 40 percent in the above moderate income range.

The standard income definition of income categories used by the U.S. Department of Housing and Urban Development (HUD) is provided in Table 4-35 (Income Level Definitions).

Income Categories	Definitions
Above Moderate Income	121 % of the Sutter County median household income
Moderate Income	81 and 120 % of the Sutter County median household income
Low Income	51 and 80 % of the Sutter County median household income
Very Low Income	50 and 31 % of the Sutter County median household income
Extremely Low Income	below 30 % of the Sutter County median household income

SOURCE: HUD, 2013.

The Area Median Income (AMI), based on a family of four persons, is defined by federal law and HUD regulations as the higher of (1) the metropolitan area or nonmetropolitan county median family income or (2) the statewide nonmetropolitan median family income. Table 4-36 (Sutter County Income Limits [2013]) lists the household income limits for Sutter County, adjusted by household size.

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TABLE 4-36 Sutter County Income Limits (2013)

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$12,500	\$14,250	\$16,050	\$17,820	\$19,250	\$20,650	\$22,100	\$23,500
Very Low	\$20,800	\$23,800	\$26,750	\$29,700	\$32,100	\$34,500	\$36,850	\$39,250
Low	\$33,250	\$38,000	\$42,750	\$47,520	\$51,300	\$55,100	\$58,900	\$62,700
Median	\$41,600	\$47,500	\$53,450	\$59,400	\$64,150	\$68,900	\$73,650	\$78,400
Above Moderate	\$49,900	\$57,050	\$64,150	\$71,300	\$77,000	\$82,700	\$88,400	\$94,100

SOURCE: State Department of Housing and Community Development (HCD) State Income Limits, February 2013.

Table 4-37 (Sutter County Household Income Range by Income Category) provides the approximate percentage of Sutter County residents (unincorporated and incorporated areas) within the extremely low, very low, low, moderate, and above moderate income levels based on the Census 2012 American Community Survey estimate of Sutter County’s median household income (\$58,247). Sutter County’s income distribution is weighted toward the lower income categories—approximately 50 percent of the population countywide is within the extremely low, very low, and low income ranges, 20 percent within the moderate income range, and 30 percent in the above moderate income range.

TABLE 4-37 Sutter County Household Income Range by Income Category

Income Category	2012 Income Range ^a	Sutter County Percent of Households in 2012
Extremely Low	\$0–\$17,474	16%
Very Low	\$17,475–\$29,124	17%
Low	\$29,125–\$46,598	17%
Moderate	\$46,599–\$69,896	20%
Above Moderate	\$69,897 and over	30%

SOURCE: U.S. Census American Community Survey, 2012.

a. Income ranges based on U.S. Census American Community Survey, 2012 estimated median household income of \$58,247 for Sutter County, which is similar to HCD’s 2013 state income limits AML of \$59,400.

Households Overpaying

One method of analyzing housing affordability to each income category (extremely low, very low, low, moderate, and above moderate) is to compare the number and/or percent of housing units by cost to the number and/or percent of households by comparable income levels. A standard measure of housing affordability is that average housing expenses should not exceed 30 percent of a household's income. Those who pay 30 percent or more of their income on housing may have trouble in affording other necessities; however, individuals' circumstances can affect the ability to afford housing such as long-term debt payments, the number of household members, and other large ongoing expenses such as medical bills. Since it is impossible to consider each household's individual circumstances, the 30 percent rule provides a general measure of housing affordability for the average household. According to the 2005-2009 American Community Survey, 34 percent (2,700 households) of the total households in the unincorporated area of Sutter County pay over 30 percent of their monthly income on housing (Table 4-38 [Number of Households Paying Over 30 Percent of Income on Housing by Geographic Area (2005-2009)]). By tenure, 23 percent of all homeowners and 17 percent of all renters in Sutter County are overpaying for their housing.

TABLE 4-38 Number of Households Paying Over 30 Percent of Income on Housing by Geographic Area (2005-2009)

Area	Owners		Renters		Total Households by Area, Percentage
	Households	Percent	Households	Percent	
Unincorporated Sutter County	1,875	27%	825	16%	34%
Yuba City	4,460	65%	3,960	76%	41%
Live Oak	575	8%	435	8%	46%
<i>Sutter County Total</i>	<i>6,910</i>	<i>100%</i>	<i>5,220</i>	<i>100%</i>	<i>40%</i>

SOURCE: American Community Survey, 2005-2009 CHAS data.

Some households choose to pay over 30 percent of their income for various reasons such as location, aesthetics, tax advantages, or other factors; however, extremely low, very low, and low income households are typically forced to pay a larger percentage of their income due to a lack of available low-cost housing options.

Table 4-39 (Number of Households in Sutter County Paying Over 30 Percent of Income on Housing by Income Category [2005-2009]) provides the number of households countywide from 2005-2009, broken down by income level, paying over 30 percent of their income on housing. Of the total extremely low, very low and low income households, 37 percent of homeowner households and 63 percent of the renter households were overpaying for their housing. In addition, the data shows those income levels that experienced significant overpaying included low income homeowner households (54 percent) and extremely low and very low income renter households (39 percent).

TABLE 4-39 Number of Households in Sutter County Paying Over 30 Percent of Income on Housing by Income Category (2005-2009)

Income Level ^a	Owners		Renters		Total Households
	Households	Percent	Households	Percent	
Extremely Low	350	13%	1,820	39%	2,170 or 29%
Very Low	900	33%	1,825	39%	2,725 or 37%
Low	1,460	54%	1,060	22%	2,520 or 34%
Total	2,710	100%	4,705	100%	7,415

SOURCE: American Community Survey, 2005-2009.

4.7 Special Housing Needs

Beyond the general housing assessment identified in this Housing Element, state law requires that the Housing Element include an evaluation of housing issues among “special needs groups” within the community. Persons in these groups may require special living arrangements, financial housing assistance, dwelling modifications, or emergency or temporary shelter. The principal groups with special housing needs in Sutter County include the elderly, persons with mobility and/or self care limitations, families with female heads of households, large families, extremely low income households, farmworkers, and the homeless and those households needing emergency shelter and transitional and supportive housing choices.

Elderly

Persons over the age of 65, generally known as the elderly, frequently face special housing challenges related to physical and financial conditions. Often times, the elderly experience declining mobility and self-care capabilities that create special housing needs and conditions for them. Many older adults, including many who own their own homes, experience financial challenges due to limited incomes from Social Security and other retirement income benefits. Other financial challenges may arise for those who rent their homes due to rising rental housing costs. Aside from housing costs, many may experience hardship due to the increasing need to pay for supportive care services, including assisted living facilities.

2000 and 2010 Census information on the number of elderly living in Sutter County is compared in Table 4-40 (Elderly Population [2000 and 2010]). In 2000, persons age 65 and over represented 12 percent of Sutter County's total population and 13 percent of the unincorporated County area's population. 2010 data reported an increase in the absolute number of persons age 65 and over (11,990 persons) in Sutter County, yet the proportional percentage remained approximately the same as Census 2000 figures (12 percent). As the total number of elderly in Sutter County continues to increase it is anticipated that the housing needs of this population will continue to be a significant aspect of total housing needs countywide.

TABLE 4-40 Elderly Population (2000 and 2010)

Area	Total Population		Population 65+	
	2000	2010	2000	2010
Unincorporated County	35,943	21,420	4,602	3,498
Yuba City	36,758	64,925	4,488	7,596
Live Oak	6,229	8,392	665	896
<i>Sutter County Total</i>	<i>78,930</i>	<i>94,737</i>	<i>9,755</i>	<i>11,990</i>

SOURCE: U.S. Census, 2000 and 2010.

Tenure is also important when analyzing the needs of the elderly as many elderly continue to own their own homes. In 2010, the Census estimated over 22 percent of Sutter County households had a householder over the age of 65. Of the total owner occupied housing units, 28 percent were occupied by individuals over the age of 65, while 13 percent of the total rental occupied housing units were occupied by individuals over the age of 65.

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Despite stable rates of homeownership among the elderly, the 2006-2010 Census American Community Survey estimated there were 14 percent older adults living in poverty status in Sutter County. Specific to the unincorporated County area, approximately 5 percent of those 65 and older were below the poverty rate. It is not uncommon for the elderly to have higher poverty rates even though Social Security and other retirement benefits provide a guaranteed minimum income.

One common special need for a growing portion of the population age 65 and over is for assisted living facilities that combine meal, medical, and daily living assistance in a residential environment. According to the California Department of Social Services, Community Care Licensing Division, there were eight licensed residential care facilities for the elderly in Sutter County. These facilities are presently all located in the incorporated City of Yuba City, which are more convenient for the elderly due to the availability and concentration of social and medical services.

The total capacity of the licensed elderly residential care facilities is 453 beds, with individual facility capacities ranging from six to 99 beds (Table 4-41 [State Department of Social Services Licensed Elderly Care Facilities in Sutter County (2013)]).

Name	Area	License Status	Number of Beds
Golden Years Residential Home Care	Yuba City	Licensed	6
Golden Acres Home Care II	Yuba City	Licensed	24
Emerald Oaks	Yuba City	Licensed	60
The Gardens	Yuba City	Licensed	49
Willow Glen Care Center	Yuba City	Licensed	60
Yuba City Manor	Yuba City	Licensed	75
The Courtyard	Yuba City	Licensed	80
Summerfield Senior Care	Yuba City	Licensed	99
Total			453

SOURCE: State of California, Social Services, Community Care Licensing Division, November 2013.

The Regional Housing Authority of Sutter and Nevada Counties does not maintain housing specifically for the elderly in the unincorporated County area; however, the Housing Authority maintains low income conventional public housing for the elderly within the City of Yuba City

(Joann Way, 24 units and Richland Housing, 14 units) and the City of Live Oak (Date Street, 50 units). The Regional Housing Authority of Sutter and Nevada Counties owns a U.S. Department of Housing and Urban Development Rural Development (HUD/RD) property for the elderly (Butte View Estates, 32 units) located in the City of Live Oak. In addition, the Percy Avenue property (8 units) is designated for the elderly and the disabled. The Housing Authority also owns and operates the Kingwood Commons affordable housing complex in Yuba City that provides 64 units to low and moderate income households. The nonprofit organization Sutter Community Affordable Housing (SCAH) is the owner of Town Center (28 units), which is designated for the elderly and the disabled. SCAH also owns a housing complex that provides 5 units of transitional housing for victims of domestic violence. SCAH is also a partner in the 56-unit Maple Park housing development in Live Oak that is under construction. Tenants could take occupancy as soon as spring 2013.

Regional Housing Authority of Sutter and Nevada Counties and Sutter Yuba Mental Health Services have also partnered to provide 6 shared housing units for persons with mental illness. The units are located in Yuba City. Lastly, as of December 2012, the Housing Authority reports Section 8 participation in the unincorporated County area at approximately 13 households, of which one is an elderly household.

Persons with Mobility and/or Self-Care Limitations

A second large group of identifiable individuals with special housing needs are those non-institutionalized persons with a disability in the form of mobility and/or self-care limitations, including but not limited to:

- Mobility difficulties, such as those confined to wheelchairs, may require special accommodations or modifications to their homes to allow for continued independent living (e.g., handicapped access).
- Self-care limitations, which can include persons with mobility difficulties, may require residential environments that include in-home or on-site support services ranging from congregate to convalescent care (e.g., medical therapy, daily living assistance, congregate dining, and related services)
- Developmental disabilities and other physical and mental conditions that prevent individuals from functioning independently.

According to the 2000 Census, the civilian non-institutionalized population over the age of 21 living in unincorporated areas of Sutter County with mobility and/or self-care limitations that might require special housing accommodations and supportive services was 5,657 individuals (Table 4-42 [Non-Institutionalized Persons with Disabilities in Sutter County (2000)]). This number represents roughly 7 percent of Sutter County’s total population or 16 percent of the unincorporated County population. Persons age 65 and over with a mobility and/or self care limitations represented roughly 2 percent of the total County population or 4 percent of the unincorporated County population.

Disability Type	Live Oak	Yuba City	Unincorporated County
21 to 64	670	4,565	4,113
65 and over	315	1,843	1,544
Total	985	6,408	5,657

SOURCE: U.S. Census, 2000.

The 2008-2010 Census American Community Survey data updates the 2000 Census information with only absolute totals for persons with a disability countywide or 12,964 individuals, accounting for 14 percent of total civilian non-institutionalized population. Comparison of both data sets reveals no significant population increase over the ten year period among non-institutionalized persons with disabilities in Sutter County.

Housing for persons with disabilities may require certain modifications from standard construction specifications in order to allow persons with disabilities to live independently, although not all disabilities require housing modifications. For this reason, it is difficult to determine exactly how many of these people require special accommodations. Special needs primarily relate to access and safety considerations, although given the limited income potential for many disabled persons, housing affordability is also a primary concern. Individuals with disabilities may require financial assistance to meet their housing needs because typically a higher percentage are lower income and their special housing needs are often more costly than conventional housing.

Although not all homes may be equipped to accommodate all types of special needs that may be required for those with these limitations, many individual residences may have been remodeled or modified to provide some of these features. In some cases, people with mobility and/or self-care limitations may be able to live with families who are able to assist them in meeting their housing needs. In some cases,

particularly for the lower income and older segments of the population, it may be more difficult to obtain this sort of assistance. Even those able to pay for special housing accommodations or modifications may find them unavailable in the unincorporated areas of Sutter County.

Refer to Chapter 7 (Potential Constraints on Housing), “Housing for Persons with Disabilities” section, for more information on the County’s efforts to ensure housing for persons with disabilities is permitted and unconstrained to the extent feasible.

PERSONS WITH DEVELOPMENTAL DISABILITIES

Chapter 507, Statutes of 2010 (SB 812), which took effect January 2011, amended State housing element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities. This analysis asks jurisdictions to include an estimate of the number of persons with developmental disabilities, an assessment of the housing need, and a discussion of potential resources.

A “developmental disability” is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently with a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities.

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Alta California Regional Center is one of 21 regional centers in the State that is charged by the State of California with the care of people with developmental disabilities and provides point of entry to services to these population groups. The center is a private, non-profit community agency that serves a ten-County service area including residents with developmental disabilities and their families within the 6 county SACOG region.

Table Table 4-43 provides information from Alta California Regional Center for a closer look at Sutter County’s resident population of developmentally disabled persons by age cohort and area. The majority of those with developmental disabilities are living in the City of Yuba City (zip codes 95991 and 95993) and are between the ages of 23 and 54 (34 percent), followed by those 14 years of age and under (31 percent), while those age 65 and over represent just 1 percent of the total County population of developmentally disabled residents.

The unincorporated County area—reported by the zip codes 95659, 95668, 95674, 95676, 95948, 95953, 95957, and 95982—population of developmentally disabled residents make up 4.5 percent of the total County, with the majority being under the age of 22 and primarily living in the community of Sutter (zip code 95982).

Area	0-14 Years	15-22 Years	23-54 Years	55-65 Years	65+ Years	Total
Live Oak	23	9	30	2	0	64
Yuba City	206	94	222	30	8	560
Unincorporated	12	5	11	1	1	30
County Total	241	108	263	33	9	654

SOURCE: Alta California Regional Center, November 5, 2012.

There are a number of housing types appropriate for people living with a development disability, for example, rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

To assist disabled individuals in providing adequate housing to meet their needs, the State of California, in 1984, mandated Title 24 of the Uniform Building Code. Title 24 provides regulations for adaptability and accessibility of apartment units to provide for the safety and

welfare of physically handicapped inhabitants and visitors. Incorporating 'barrier-free' design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents.

An adaptable apartment is one that is accessible for entry and circulation and that can at any future point, be adapted to meet the specific needs of a handicapped person. These improvements would include the installation of wider doors, grab bars, lower cabinets, lower light switches and sidewalk-to-front door ramps.

In order to assist in the housing needs for persons with developmental disabilities, the County will implement programs to coordinate housing activities and outreach with Alta California Regional Center (Policy H 1.9, Implementation Program H 1.9-1), enforcement of Title 24 adaptability and accessibility of apartment buildings regulations, and implementation of reasonable accommodations and universal design and visitability standards in housing to disabled individuals (Policies H 1.10 and 1.11, Implementation Programs H 1.10-1 and H 1.11-1, and Chapter 11.A of the Sutter County Building Code).

Families with Female Heads of Households

Most female-headed households are occupied by single women, women over the age of 65, or single females with minor children. Traditionally, these groups have been considered special housing needs groups since they tend to have lower incomes, making affordability of housing a major concern for these groups, in addition to specific physical needs related to housing, such as child care or assisted living support for older adults. Single mothers, in particular, tend to have difficulty obtaining affordable housing that meets their needs, since their income tends to be lower than both two-parent households and single father households. These households tend to have a greater need for access to child care facilities, public transportation, and other public facilities or services.

According to the Census 2006-2010 American Community Survey, there were 3,204 female-headed family households in Sutter County. Of these households, 2,222 had their own children under the age of 18 present in the home. The average size of these female-headed households was 3.6 persons. Of the female-headed households in the County, 1,302 were owner occupied households and 1,902 were renter occupied households.

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The total female-headed households reported by the 2010 Census in Sutter County was 4,017 individuals and roughly two-thirds or 66 percent had children under the age of 18. For the unincorporated County area, the 2010 Census reported 752 female-headed households, with roughly 60 percent having children under the age of 18. These households would likely have the greatest need for youth and child care services. According to the California Department of Social Services (accessed November 2013), there are a total of 34 licensed child care centers with a total capacity of approximately 1,500 children in Sutter County, not including private in-home child care centers providing care to fewer than eight children or additional County-licensed facilities.

These licensed facilities are located throughout the County in both incorporated and unincorporated areas. The presence of child care centers throughout the County to provide child care services to female headed households is essential.

Sutter County allows full day care centers with approval of a use permit in the AG, RAN, R-1, R-2, R-3, and R-4 Zone Districts. Day care centers are a permitted activity “by right” in the C-1, C-2, and C-M Zone Districts. The Community Care Licensing Division of the State Department of Social Services licenses five basic types of day-care facilities: Child Care Center, School Age Child Care Center, Infant Center, Family Child Care Home (Large—provide care for no more than 14 children), and Family Child Care Home (Small—provide care for no more than eight children).

Poverty is also an issue with female-headed households. Of the total female-headed households in Sutter County reported by the Census 2006-2010 American Community Survey (2010 Census data was unavailable), 30 percent were living below the poverty level, and of those, 38 percent had children under the age of 18 living in the home below the poverty level. By comparison, 11 percent of total families were living below the poverty level.

As a result of this poverty, it is likely that many of these female householders in Sutter County are overpaying for housing (i.e., paying more than 30 percent of their income for housing needs) and may be experiencing other unmet housing needs.

Large Families

Large families (usually defined as family households with five or more persons) can have difficulty securing adequate housing due to the need for a larger number of bedrooms to prevent overcrowding. It becomes difficult when large families try to find adequate rental units within their budget, because rental units typically have fewer bedrooms than ownership housing. As a result, large families tend to have higher rates of overcrowding and overpaying for housing (housing costs that exceed 30 percent of a household's income). In addition, many large families are composed of immigrants and/or minorities who may face additional housing challenges due to possible discrimination and/or limited language proficiency.

In 2010, the unincorporated areas of Sutter County had 1,126 households of five or more persons, accounting for approximately 3.5 percent of all households countywide (Table 4-44 [Persons per Household, by Tenure (2010)]). Of the total large family households in the unincorporated County, roughly 60 percent were owner-occupied households and 40 percent were renter-occupied households. It is likely that the large family renter households have the greatest needs related to housing availability and affordability.

Number of Persons	Sutter County		Unincorporated County		Live Oak		Yuba City	
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
5 Persons	1,619	1,284	372	244	194	102	1,053	938
6 Persons	919	659	186	120	110	52	623	487
7+ Persons	703	579	111	93	105	54	487	432
<i>Total Tenure</i>	<i>3,241</i>	<i>2,522</i>	<i>669</i>	<i>457</i>	<i>409</i>	<i>208</i>	<i>2,163</i>	<i>1,857</i>
<i>Total</i>	<i>5,763</i>		<i>1,126</i>		<i>617</i>		<i>4,020</i>	
	<i>18% of Total Households</i>		<i>3.5% of Total Households</i>		<i>2% of Total Households</i>		<i>13% of Total Households</i>	

SOURCE: U.S. Census, 2010.

Extremely Low Income Households

Extremely low income (ELI) is defined as households with an income less than 30 percent of area median income. Sutter County's Area Median Income in 2013 was \$59,400 according to State Income Limits from HCD. For ELI households, this results in an income of \$17,820 or less for a four-person household or \$12,500 or less for a one-person household. Households with extremely low income have a variety of housing situations and needs, and most families and individuals receiving public assistance such as social security insurance (SSI) or disability insurance are considered extremely low income households. At the same time, a minimum wage worker in California in 2012 at \$8.00 per hour that is the sole provider in a four-person household could be considered an extremely low income household with an annual income of approximately \$16,640 or less.

EXISTING NEEDS

According to HUD's Comprehensive Housing Affordability Strategy (CHAS) data (2005-2007 Census American Community Survey), approximately 2,440 ELI households resided in Sutter County. Of those, approximately 686 lived in the unincorporated County areas representing roughly 9 percent of the total unincorporated County households in 2010. Three-fourths (75 percent) or 1,825 ELI households reported countywide were renters and experience a high incidence of housing problems. The other quarter (25 percent) or approximately 615 ELI households were owners.

According to 2005-2009 Census American Community Survey data, ELI households countywide faced housing problems (defined as cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities), where 2,170 ELI households were in overpayment situations. Of those, 1,835 or 85 percent of the ELI households paid more than 50 percent of their income toward housing costs, compared to 18 percent for all households. In addition, reference Tables 4-38 and 4-39 for additional information based on 2005-2009 Census American Community Survey data and the number of countywide households paying over 30 percent of their income on housing by tenure.

PROJECTED NEEDS

To calculate the projected housing needs for ELI households, the County assumed that 50 percent of its very low income revised RHNA (Table 2-2) was extremely low income households. As a result, from the very low income need of 114 units, the County has a projected need of 57 units for ELI households. Many extremely low income households will seek rental housing and most likely will face an overpayment, overcrowding, or substandard housing condition. Some ELI households could have householders with mental or other disabilities and special needs.

To address the range of needs, the County will employ a housing strategy including promoting a variety of housing types, such as single-room occupancy (SRO) units. With respect to single-room occupancy units, the County's Housing Element Policy H 1.2 supports housing needs for extremely low income households through exploring the feasibility of preserving and rehabilitating existing residential buildings in Sutter County suitable for SRO units. The county will consider providing funding sources and/or regulatory relief to assist nonprofit developers in constructing and/or preserving SRO facilities.

Also as part of this effort, the County will continue to work with the Regional Housing Authority of Sutter and Nevada Counties and other nonprofit partners to assist and facilitate the development of housing for ELI households (Housing Element Policy H 6.1, Implementation Program H 6.1-2). Activities include assisting with site identification and acquisition, local financial resources, and assisting and streamlining entitlements.

Farmworkers

Although it is difficult to assess the precise needs of farmworkers due to the extreme discrepancies among official estimates and the fact that specific data on the number of farmworkers is not systematically collected, agriculturally-based Sutter County has affordable housing needs for both resident and migrant farmworker households. It is generally known that farmworkers tend to have lower incomes due to the lower-paying nature of their work. Farmworkers who are permanent residents, particularly those who are part of large family households, face many of the same difficulties in obtaining suitable, affordable housing as other lower income families. Therefore, finding adequate, affordable housing of sufficient size to accommodate their families is a high priority need among farmworkers. Since Sutter County is within an active agricultural region, the County will continue to be

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impacted by farmworker households searching for affordable housing.

The 2007 USDA Agricultural Census of farm labor in California counties reports Sutter County having a total of 559 farms with 6,079 total agricultural workers, or 1,659 workers employed greater than 150 days per year and 4,420 workers employed less than 150 days per year. This represents 73 percent of agricultural workers in Sutter County were seasonal in 2007.

By comparison, the 2007-2011 Census American Community Survey reported 2,472 employed persons in Sutter County were engaged in farming, fishing, and forestry occupations. Of these, approximately 682 (28 percent) were living in the unincorporated County area. By comparison to 2000 Census data, this represents an increase in the number of agricultural workers in the County area (up from 1,700) and a decrease in the number of agricultural workers in the unincorporated area (down from 894). When the absolute number of agricultural workers decreases in any given area, it may show a trend towards increasing mechanization of farming. This trend is also reflected in EDD estimates for Yuba City MSA (Yuba and Sutter counties) that project a decrease in total farm occupations from 5,000 in 2004 to 4,400 in 2014 (-12 percent change).

U.S. Census counts for farmworkers are probably low for a number of reasons. Most prominent among these reasons is that the Census is a one-time count that occurs in the nonpeak agricultural month of April. In addition, some workers living in nontraditional housing (cars, barns, sheds, river-bottom camps, etc.) or in "back-houses" (dwellings not likely to be captured by the U.S. Census sampling frame) may not be counted. Resident workers may not be counted as agricultural workers if they are intermittently employed in other industries.

To illustrate the latter point, the Yuba-Sutter Builders and Developers Association reports that unskilled agricultural workers are increasingly integrating into better-paying construction labor jobs. Economic Development Data information therefore probably provides an estimate of farmworkers that is more realistic than the U.S. Census count; but because of the great discrepancy among otherwise reliable data sources, Sutter County cannot accept the validity of one estimate over another. Prudent planning, however, should consider the possibility that the actual number of farm workers may be in the upper range of estimates.

ASSESSMENT OF NEED

Based on the best available USDA information from 2007 on farmworker data, the County assumes conservatively there may be a countywide housing need for 6,079 peak-season farmworkers. The next step is to estimate the relative farmworker housing need to be allocated to the unincorporated County area. The 2007-2011 Census American Community Survey reported previously is not specific to farming occupations and therefore cannot be applied to specifically assess farmworker needs.

One approach to estimate the share of farmworker housing need in the unincorporated County area is to compare the percentages of the total County population to the incorporated area population, which according to the Census was approximately 45 percent in 2000 and 23 percent in 2010. Thus, somewhere between 1,400 and 2,700 farmworkers may require housing in the unincorporated County.

Multi-Family-Zoned Properties

Unincorporated County land within the Yuba City and Live Oak Spheres of Influence with the potential for future residential development (Chapter 3 [Housing Resources], Table 3-5) could provide 199 dwelling units in areas zoned for multi-family use (very low and low). Conservatively assuming that the minimum number of units would be constructed and the units would be occupied at the average countywide household size in 2010 of 2.98 persons per household, 593 farm workers could be housed within the eight-year planning period on multi-family-zoned properties included in Chapter 3.

Mobile Homes

For farmworker housing in the unincorporated County beyond Yuba City and Live Oak's spheres-of-influence, one important distinction to be made between farmworker and other types of special needs housing is that farmworkers may find housing in any agricultural or residential zoning district, with extensive potential housing in the General Agriculture (AG) Districts that comprise over 90 percent of the unincorporated County. The Sutter County Zoning Code allows primary and secondary mobile homes for agricultural employees by use permit or zoning clearance. Sutter County does not have a formal method for determining the number of mobile homes in the AG District occupied by farmworkers, but the Department of Finance estimates indicate there are 1,509 mobile homes in the County, of which, roughly 484 are in the unincorporated area. Again conservatively assuming that one-third of these units would be occupied by farmworkers at the average countywide household size of 2.98 persons per household,

mobile homes in the unincorporated County could account for the housing needs of 476 farmworkers.

Farm Labor Camps

The California State Housing and Community Development (HCD) track Sutter County's active employee housing facilities for farm laborers. Those facilities located in the unincorporated County area are known to accommodate approximately 83 seasonal farmworkers and 79 permanent year round farmworkers. Additionally, the Regional Housing Authority of Sutter and Nevada Counties manages two farmworker projects located within the City of Yuba City that have the potential to house farmworkers, including those that work on agricultural properties in the unincorporated County area, as follows:

1. **Richland Housing Farm Labor** consists of 180 permanent year round farm labor multi-family housing units (50 two-bedrooms, 118 three-bedroom, and 12 four-bedroom units) funded through the United States Department of Agriculture (USDA) Rural Development Section 516 Program.
2. **Yuba City Seasonal Migrant Center at Richland** includes 79 multi-family housing units (62 two-bedroom and 17 three-bedroom units) funded through the state Office of Migrant Services (OMS) and operated between May 1 and the end of October.

Conclusion

In summary, housing or potential housing is available for a conservative minimum of 1,490 farmworkers in Sutter County on multi-family zoned properties, mobile homes, and farm labor camps. Whether this figure represents sufficient farmworker housing unfortunately depends on the relative accuracy of the disparate data sources upon which Sutter County must rely. Sutter County believes that it is prudent to base planning efforts on the most conservative number. The range of results (1,400 to 2,700) confirms the difficulty in accurately determining Sutter County's fair share of farmworker housing needs. Again, Sutter County is willing to use the higher figure for purposes of prudent planning.

Therefore, the number of farmworkers in the unincorporated County is determined to be 2,700 and the current housing potential in the unincorporated County may accommodate 1,490 of these persons, leaving an unmet need of 1,210. Based on the 2010 occupancy rate of 2.98 persons per unit, this figure represents an additional need of 406 housing units for farmworkers. The need could be met by further development of single-family mobile homes for agricultural employees on agriculturally-zoned properties, where such units are allowed by zoning clearance or use permit. The County supports agricultural housing development through Housing Element Policies H 1.3 through

H 3.3, with associated implementation, and General Plan Agricultural Resources Element policies.

Homelessness

The housing needs of homeless persons are more difficult to measure and assess compared to other population groups. Since homeless individuals have no permanent addresses, they are not likely counted in the U.S. Census, and due to their transient nature, often move between different jurisdictions, making estimating their population within a particular region difficult. Homelessness is a housing issue that has become a significant social concern in recent years. Housing for the homeless generally targets two groups: 1) local residents in need of emergency, disaster, and/or long-term shelter and 2) transients. Transients generally only require short-term housing or emergency shelter.

The number of homeless persons generally has increased dramatically in the last decade for a number of reasons, including:

- The lack of housing affordable to extremely low, very low, and low income persons
- Increases in unemployment or underemployment
- Reductions in government subsidies
- Deinstitutionalization of the mentally ill
- Domestic violence, drug addiction, and dysfunctional families

Despite the lack of Census data documenting the presence of homeless individuals in Sutter County, hundreds are estimated to live in the County. Sutter County has recorded population counts of the homeless within the Sutter-Yuba County region (Yuba City/Marysville/Sutter) from continuum of care statistics, where in 2007, 362 homeless individuals were documented (Table 4-45 [Yuba City/Marysville/Sutter Point-In-Time Counts]). Comparably, homeless in the region have continued to increase, where in 2013 the estimate point-in-time count was 713 homeless individuals. An unmet need can generally be estimated by comparing the sheltered to unsheltered homeless. There may be varied reasons why homeless go unsheltered, and conservatively lack of beds is just one of the reasons. Table 4-45 shows a range in unmet need from 61 to 236 homeless individuals needing beds, with an overall calculated average of a 164 unmet bed need.

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TABLE 4-45 Yuba City/Marysville/Sutter Point-In-Time Counts				
Year	Sheltered	Unsheltered	Total	Unmet Need
2007	299	63	362	236
2008	unknown	unknown	414	--
2009	303	108	411	195
2011	355	294	649	61
2013	unknown	unknown	713	--

SOURCE: Continuum of Care Statistics for homeless persons point in time counts 2007, 2009, 2011, 2013.

The emergency and transitional living facilities in the Yuba-Sutter area in relation to facility capacity are provided in Table 4-46 (Sutter-Yuba Homeless Facilities and Regional Emergency/Transitional Living Facilities). Because the Sutter-Yuba facilities are nearly always filled, facility capacity is generally synonymous with occupancy. Furthermore, the two largest cities of Sutter and Yuba Counties, respectively Yuba City and Marysville, are connected through two bridges over the Feather River. The homeless population can therefore easily migrate between the two counties.

TABLE 4-46 Sutter-Yuba Homeless Facilities and Regional Emergency/Transitional Living Facilities^a

Name	Type of Facility	Facility Capacity
Depot Family Crisis Center ^b	Transitional Housing ^c	58 year-round facility-based beds
Transitional Housing Complex ^b	Transitional Housing ^c	30 year-round voucher-based beds
Cold Weather Shelter ^b	Transitional Housing ^d	50 seasonal beds
Casa de Esperanza	Transitional Housing ^e	12 year-round voucher-based beds
	Permanent Supportive Housing ^e	53 year-round facility-based beds 6 overflow facility-based beds
Buddy's House	Transitional Housing ^f	80 year-round voucher beds
Twin Cities Rescue Mission	Emergency Shelter Beds ^f	29 year-round voucher-based beds 8 overflow voucher-based beds
Sutter Yuba Mental Health	Transitional Housing	80 year-round voucher-based beds
Subtotal		342 beds 14 overflow beds 50 seasonal beds
Total		406 beds

SOURCE: The Salvation Army, HIC data, 2013.

- a. For point-in-time individual homeless counts refer to Table 4-45.
- b. The Salvation Army facilities
- c. Households with children
- d. Migrant households with children
- e. Single females and households with domestic violence victims
- f. Single men

Although the total number of individuals needing emergency shelter (facility capacity or 406 beds, plus unmet need or 164 beds) represents the bi-County area, Sutter County's homeless population may be roughly estimated as half of the total or approximately 285 individuals. Assuming that available bi-County emergency housing may provide shelter to 203 of these individuals (50 percent of bi-County shelter capacity), approximately 82 homeless individuals in Sutter County may still require emergency and/or transitional housing.

As a result, the number of acres required to accommodate the unmet need of an emergency shelter for approximately 82 homeless individuals can be determined based on the average density (shelter capacity per acre) of the shelter facilities within Sutter County (96 persons per acre). Based on the analysis, the County has concluded that in order to meet the needs of the potential 82 individuals requiring shelter in Sutter County, a site of not less than 0.85 acres is needed to develop an adequate shelter to meet the anticipated need.

HOMELESS RESOURCES

Short-term emergency shelter, depending on availability, is provided by one of the agencies listed in Table 4-46 (Twin Cities Rescue Mission) to a target population of single men. As a result, the Yuba-Sutter Homeless Consortium has identified the greatest unmet need as short-term emergency and homeless shelters for families with children and single women. For Sutter County residents who require emergency shelter due to disaster or eviction, the Regional Housing Authority of Sutter and Nevada Counties provides long-term housing assistance, with preference to those families and individuals meeting certain financial requirements.

California Senate Bill 2 (Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing) mandates that all jurisdictions incorporate a zone or zones where emergency shelters and transitional and supportive housing are allowed as a permitted use without a conditional use permit or other discretionary permit. In the unincorporated County, the Sutter County Zoning Code permits emergency shelters in the R-4 District and transitional and supportive housing in the R-3 or R-4 Districts by right (Policy H 1.6 and Implementation Programs H 1.6-1 and H 1.6-3). The County has specified a use definition in accordance with state law for emergency shelters and transitional and supportive housing in the Zoning Code. Emergency shelters will not be subject to additional development standards, processing, or regulatory requirements beyond what applies to residential or commercial development within the R-4 District.

Transitional and supportive housing will be considered a residential use and will be subject to only those restrictions that apply to residential uses in residential districts. Written and objective standards may be applied as specified in state law including maximum number of beds, provision of onsite management, length of stay, and security.

Sutter County's strategy for allowing the opportunity for the development of an emergency shelter is primarily to provide a parcel that is as close as possible to public transportation, medical facilities, employment opportunities, and retail outlets for the convenience of both shelter occupants and staff. Furthermore, the parcel must be of sufficient size and include drinking-water and other essential utilities.

Moreover, because homelessness is a regional problem, Sutter County's strategy for shelter development would involve a cooperative approach among local nonprofit service-provider agencies. Sutter County participates in the Homeless Consortium, which also includes representatives from the City of Yuba City, The

Salvation Army, House of Ruth, Casa de Esperanza, and other service providers attempting to address the needs of the homeless through development of a HUD-facilitated Continuum of Care system, which should include development of emergency shelters as well as transitional and permanent housing.

The requirement of demonstrating the accommodation of at least one year-round shelter facility is anticipated to be met with the following County-identified Second Street Site that demonstrates sufficient capacity (not less than 0.85 acres) to accommodate the unmet need for an emergency shelter.

- **Second Street Site** is a 1.18-acre site within unincorporated Sutter County (APN 20-160-077) adjacent to the County's airport and the Feather River levee on the east side of the City of Yuba City. This site is County-owned, underutilized, is close to public transportation and other social services, and has utility connections. This parcel is zoned Public (P) and Housing Element Policy H 1.6, Implementation H 1.6-2, directs the County to amend the Sutter County Zoning Code to permit emergency shelters by right without a conditional use permit or other discretionary action in the P District to provide for the Second Street Site. Emergency shelters built in the P District will not be subject to additional development standards, processing, or regulatory requirements beyond what applies to residential or commercial development within the R-4 District.

Based on the average density of 96 persons per acre shelter capacity within Sutter County, the Second Street Site could potentially have the capacity to serve approximately 113 homeless individuals, exceeding the identified emergency shelter need in Sutter County of 82 homeless individuals.

4.8 Housing at Risk of Conversion

Over the past several decades, hundreds of thousands of affordable rental housing units have been constructed in California with the assistance of federal, state, and local funding that restrict the rents and occupancy of the units to lower income households for specified periods.

In 1989, the California Government Code was amended to include a requirement that localities identify and develop a program in their housing elements for the preservation of assisted, affordable multi-family units. Subsequent amendments have clarified the scope of the analysis to also include units developed pursuant to inclusionary housing and density bonus programs. In the preservation analysis,

CHAPTER 4: HOUSING NEEDS ASSESSMENT
4.8: Housing at Risk of Conversion

localities are required to provide an inventory of assisted, affordable units that are eligible to convert to market rate housing within the next ten years (2013-2023). As part of this analysis, an estimation of the cost of preserving versus replacing the units is to be included, as well as programs designed to preserve the affordable units.

The California Housing Partnership Corporation (CHPC) is one resource that maintains an inventory of federally subsidized rental units at-risk of conversion within the next 10 years. The May 2013 CHPC inventory included no federally assisted housing projects in unincorporated Sutter County period. To ensure all statutory requirements were met, the County conducted additional research to determine if there was any state or locally assisted projects in the County's unincorporated area at-risk within the next 10 years. Again, the County found no such assisted projects in the unincorporated area.

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CHAPTER 5 County Housing Programs

5.1 Affordable Housing Program

Sutter County adopted an Affordable Housing Program (Sutter County Code, Chapter 1600) in 1995 to assist in its efforts to facilitate the provision of decent, safe, and affordable housing. Because of the known difficulty in finding affordable housing, the Board of Supervisors has determined that it is a priority to ensure development of an adequate supply and mix of new housing to meet the future housing needs of very low, low, and moderate-income households in the unincorporated County area.

The Affordable Housing Program applies to all residential development projects (rental and ownership) of 10 or more dwelling units. For-sale residential developments are required to set aside 5 percent of the for sale units at an affordable price to moderate or low income households, while rental residential developments are required to set aside 5 percent of the units at affordable rents for very low and low income households.

Sutter County provides the following incentives for the development of affordable units through the Affordable Housing Program (Sutter County Code Section 1600-500):

1. Fee Waivers or Reductions
2. Density Bonus
3. Reduced Design and Development Standards
4. Infrastructure Improvements

5. Priority or Fast Track Processing
6. Technical and Financial Assistance

It is Sutter County's preference that project applicants comply with the Affordable Housing Program requirements by actually building the affordable dwelling units required for each project; however, applicants have the option, with the approval of the Planning Commission, to request an alternative method or combination of alternatives, if on-site construction is not feasible. Feasible is defined as "capable of being financed, built, and marketed given the economic conditions prevailing at the time of project approval and the sources of financing, public funding, and other assistance available" (Sutter County Code Section 1600-200).

Sutter County Code Section 1600-600 offers the following alternative methods to on-site construction:

1. Off-Site Construction Request
2. Irrevocable Offer to Dedicate Land
3. In-Lieu Fee Request
4. Credit Transfer Request
5. Credit Banking
6. Nonprofit Agency and Housing Authority Participation
7. Dedication and Conversion of Existing Units

If a project applicant seeks the approval of one or more of the above alternative methods to on-site construction, they must submit the request up front to the Development Services Department at the time of application submittal (e.g., tentative parcel map, subdivision map, rezoning, General Plan amendment, specific plan, development agreement, and/or use permit), as to ensure the development would not undergo any unnecessary timing constraints or unmanageable impediments to cost. The Planning Commission may then approve, conditionally approve, or reject such a request. If approval is granted a development agreement between the project applicant and the County is prepared as a condition of the project, which includes the requirement of Sutter County Code Section 1600-600 that in no case will the number of required affordable dwelling units be decreased from the original number otherwise required by the proposed residential development project. Table 5-1 provides information on Sutter County's Affordable Housing Program, including the specific requirements and criteria of the seven alternatives to on-site construction. Since the program was adopted in 1995, one subdivision and one large master plan community has triggered the requirement. The subdivision was subsequently annexed into the City of Yuba City; however, the Sutter Pointe Specific Plan remains within the

CHAPTER 5: COUNTY HOUSING PROGRAMS
5.1: Affordable Housing Program

unincorporated area of the County and was approved by the County Board of Supervisors in June 2009.

Sutter Pointe is approximately 7,500 acres with plans for 17,500 units with a 5 percent affordable housing goal of approximately 875 units, consistent with the County's Affordable Housing Program. The affordable housing units are allocated to each residential and mixed use parcel within the Plan area targeting very low, low, and moderate income groups. Approximately 346 units or 40 percent are targeted at moderate income households for purchase, 236 units or 27 percent are target at low income households for rent, and 293 units or 33 percent are target at very low income households for rent. In addition, 3,000 senior units are proposed to be developed in the Specific Plan area, some of which may be used to meet the 5 percent affordable housing goal.

The Sutter Pointe Specific Plan affordable housing goal has been allocated on a pro-rated basis to each residential (low, medium, and high density) and mixed use parcel within the Plan area. The intent is to ensure that each parcel share in the obligation to provide both affordable and senior housing. It should be noted however due to the financial reality of developing affordable and senior housing some units may likely result in a transfer from low density residential parcels to high and/or medium density residential parcels. According to the Sutter Pointe Specific Plan, owner(s) have the ability to transfer the affordable obligation from one parcel to another but in no case will the transfer result in a net reduction of affordable or senior units. See Chapter 3 (Housing Resources) for more information on the Sutter Pointe Specific Plan.

TABLE 5-1 Sutter County Affordable Housing Program

Requirements	
Applicable Developments	<ul style="list-style-type: none"> ■ All residential development projects of 10 or more units.
Required Set-Aside	<ul style="list-style-type: none"> ■ <i>For Sale Projects</i>: 5% of all units must be affordable to moderate and low income households. ■ <i>Rental Projects</i>: 5% of all units must be affordable to low and very low income households.
Incentives	<ul style="list-style-type: none"> ■ <i>Fee Waivers or Reduction</i>: County may waive or reduce planning permit application fees. ■ <i>Density Bonus</i>: Project applicant may request a density bonus of one market rate unit for each affordable unit constructed on-site. The bonus may not exceed 25% of maximum density otherwise allowed for the site. ■ <i>Reduced Design and Development Standards</i>: County may approve modified setback, lot size, and lot configuration standards. ■ <i>Infrastructure Improvements</i>: Board of Supervisors may accelerate the schedule for public works projects in the Capital Improvement Program that will facilitate the development of affordable Housing. ■ <i>Priority or Fast Track Processing</i>: County will review projects involving construction of affordable units on-site prior to other applications at all levels of County review. ■ <i>Technical and Financial Assistance</i>: County may assist project applicants technical and financial assistance in the form of resolutions of support, grant application assistance, and the identification of various local, state, and federal funding mechanisms. Financial assistance may be in the form of fee reductions or waivers, participation in the County Mortgage Credit Certificate Program, or utilization of the Affordable Housing Trust Fund.
Alternatives to On-Site Construction	<ul style="list-style-type: none"> ■ <i>Off-Site Construction</i>: Units may be constructed on land previously dedicated to the County or to a nonprofit housing corporation, or on property owned by the project applicant elsewhere in the unincorporated County area. ■ <i>Land Dedication</i>: Project applicant may make an irrevocable offer of sufficient land zoned for and approved for residential development. The site must be of sufficient size to allow for the development of at least the number of affordable units required. The land that is dedicated must at least be of equal value to the in-lieu fee that would otherwise be paid. ■ <i>In-Lieu Fee</i>: Project applicant may pay an in-lieu fee to the Affordable Housing Trust Fund. The amount will be sufficient to provide for the development of the required affordable units, according the fee schedule in effect at the time of payment of the fee as determined by the Board of Supervisors. The fee will be paid prior to the issuance of a certificate of occupancy for the market-rate units. ■ <i>Credit Transfer</i>: Project applicant may transfer credits of affordable units actually constructed in excess of the requirement from one project to another. ■ <i>Credit Banking</i>: Project applicant may bank credits for subsequent transfer. Credits must be used within 10 years or may be purchased by other project applicants for use in any market-rate project. ■ <i>Nonprofit Agency and Housing Authority Participation</i>: Project applicant may work with a nonprofit agency or the Sutter and Nevada Counties Regional Housing Authority in creating affordable units on another site. The number of units proposed in such a partnership project must be at least equal to the number of required affordable units. ■ <i>Dedication and Conversion of Existing Units</i>: Project applicant may dedicate and convert existing market-rate units, subject to County analysis of the appropriateness of such a dedication. Dedication is made to the Sutter and Nevada Counties Regional Housing Authority or a nonprofit agency.

TABLE 5-1 Sutter County Affordable Housing Program	
Requirements	
Term of Affordability and Enforcement	<ul style="list-style-type: none"> ■ <i>For Sale Units</i>: Must remain affordable for 5 years, deed restricted. ■ <i>Rental Units</i>: Must remain affordable for 5 years, unless units received Affordable Housing Trust Funds, then the units must be affordable in perpetuity, deed restricted.
Unit Location and Design	<ul style="list-style-type: none"> ■ <i>For Sale Units</i>: Affordable units must include a mix of unit sizes and must not be unreasonably clustered together. Affordable units must be visually compatible in appearance on the exterior to the market-rate units. Interior amenities may differ. For each affordable unit with 4 or more bedrooms, the total number of required affordable units may be reduced by one unit. ■ <i>Rental Units</i>: Affordable units must include a mix of unit sizes and be dispersed throughout the development. For each affordable unit with 3 or more bedrooms, the total number of required affordable units may be reduced by one unit.
Phasing	<ul style="list-style-type: none"> ■ Certificates of occupancy for affordable units are issued concurrently with those for the market-rate units in proportion of the number of market-rate certificates issued.
Responsibility for Filling and Monitoring Units	<ul style="list-style-type: none"> ■ Requirements for filling units not established yet. Affordable sales prices and rents are set annually by the Housing Authority. County Housing Authority monitors rental units annually to verify their continued affordability.
Fees	<ul style="list-style-type: none"> ■ No fees unique to inclusionary housing requirements
Process	<ol style="list-style-type: none"> 1. Must submit a plan for how the affordable housing obligation will be met along with the project application. The plan must identify the number of market rate units proposed, the number and type of affordable units proposed, and the location of each affordable unit within the proposed development. 2. The Housing Authority and County Development Services Department will both review the application and make recommendations to the Planning Commission. 3. The Planning Commission will approve, conditionally approve, or disapprove the project. If the project requires a legislative entitlement, then the Planning Commission will make its recommendation of approval to the County Board of Supervisors. 4. No building permits will be issued for development projects that do not comply with the affordable housing requirements.

SOURCE: Sutter County Code Chapter 1600, Sutter County Development Services Department.

5.2 Regional Housing Authority of Sutter and Nevada Counties' Managed Programs

The following housing programs are administered by the Regional Housing Authority of Sutter and Nevada Counties for Sutter County residents. The County promotes its housing programs through brochures, direct fliers, posters, and webpage announcements in English and Spanish and has Punjabi information available.

Sutter County Owner-Occupied Housing Rehabilitation Program provides very low and low income homeowners (households must earn less than 80 percent of the area medium income) low-interest loans for specific health and safety repairs including energy efficiency home repairs. On an annual basis, the County extends 2 to 4 loans averaging \$45,000 per loan.

Neighborhood Stabilization Program (NSP) has allowed the County to purchase foreclosed homes and recondition them to be rented to low and moderate income households. Through a Joint Partnership Agreement, the County and the cities of Yuba City and Live Oak received a \$1.7 million NSP grant. Nine homes were purchased with the grant monies in 2010. One home is located in the unincorporated County area, three are in Live Oak, and the remaining five are located in the City of Yuba City. No further funding is available for Sutter County through the NSP.

CHAPTER 6 Opportunities for Residential Energy Conservation

6.1 Sutter County Energy Conservation Programs

County programs to promote energy conservation primarily focus on enforcement of building code requirements that ensure energy efficiency for new residential construction. Sutter County has adopted the energy standards of the California Energy Commission (Title 24, Part 6, California Energy Code) to ensure the energy efficiency of new, remodeled, and rehabilitated housing units.

Over 70 percent of housing units in the unincorporated County, however, were built prior to 1980, when there was far less concern for energy efficiency in residential construction. Refer to Table 4-25 (Housing Units by Year Built [2007-2011]) in Chapter 4, Housing Needs Assessment, which lists housing units in the unincorporated County by year built. Based on the distribution in Table 4-25, approximately 5,318 housing units in the unincorporated area were constructed prior to 1980. Although these pre-1980 units are generally sound housing, many of them are energy inefficient and could benefit from cost-effective retrofit programs.

The following organizations provide assistance with weatherization, minor home repairs, and/or utility bills.

Regional Housing Authority of Sutter and Nevada Counties

The Regional Housing Authority of Sutter and Nevada Counties provides assistance to low-income groups, senior citizens, and landlords. The Housing Authority conducts energy audits, maintains and upgrades assisted housing units, and administers the Sutter County Owner-Occupied Housing Rehabilitation Program, whereby very low and low income home owners may apply for low-interest loans for specific health and safety repairs, including those repairs related to energy efficiency.

Community Resource Project, Inc. (CRP) and PG&E

The Community Resource Project, Inc. (CRP) replaced the Rural Opportunity Resource Center, and provides services to low-income groups and senior citizens. The two primary programs of the CRP are no- or low-cost home weatherization and energy assistance (assistance with payment of energy bills). CRP's weatherization program is available to all income-qualified residents of Sutter, Sacramento, and Yuba counties. Both renters and homeowners can qualify for the program. Weatherization is a process through which a series of home-improvements are made that increase the overall energy efficiency of the home. The aim of CRP's weatherization program is to assist eligible, low-income families by providing education and services that facilitate energy conservation. These services are intended to reduce energy consumption in homes through the replacement of inefficient appliances (when appropriate) and minor repairs, making the home more energy efficient. Participants will also receive valuable educational materials that provide useful energy saving tips and information. As well as providing financial assistance, the CRP also provides networking and referrals to any County resident seeking information or assistance with energy efficiency.

Pacific Gas and Electric Company (PG&E) sponsors several energy-assistance programs, some of which are administered by the County through the CRP including the Home Energy Assistance Program (HEAP). HEAP offers income-eligible residents of Sutter, Sacramento, and Yuba counties a credit to their utility bill. HEAP is available for

customers of PG&E, SMUD, or those who heat their home using wood, propane, or oil purchased from a vendor. Along with the utility credit, clients will receive valuable information about energy conservation and practical tips on how to save energy and keep your utility bill at a manageable level. The closest CRP HEAP office location for Sutter County residents is in the City of Yuba City at 367 Burns Drive, Suite #2, 95991.

The CRP also performs an intermediary function for PG&E's CARE (California Alternate Rates for Energy) program, which offers reduced energy costs to lower income customers in Sutter County. Qualifications are based on the number of persons living in the home and the total annual household income.

For more information on CRP's housing programs go to http://www.cresource.org/programs_housing.html and for information on PG&E's CARE program go to <http://www.pge.com/care/>.

6.2 Energy Efficient Methods and Techniques

There are many modern building design methods that can be used to reduce residential energy consumption and are based on proven techniques. These methods can be categorized in three ways.

1. Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
 - Location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter
 - Use of "thermal mass," earthen materials such as stone, brick, concrete and tiles that absorb heat during the day and release heat at night
 - Use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a homes and the exterior
 - Location of openings and the use of ventilation devices that take advantage of natural air flow, particularly cool evening breezes
 - Use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter

- Zone heating and cooling systems, which reduce heating and cooling in the unused areas of the home
2. Buildings orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:
 - North-south orientation of the long axis of a dwelling
 - Minimizing the southern and western exposure of exterior surfaces
 - Location of dwellings to take advantage of natural air circulation and evening breezes
 3. Use of landscaping features to moderate interior temperatures. Such techniques include:
 - Use of deciduous shade trees and other plants to protect the home
 - Use of water feature
 - Use of trees and hedges as windbreaks

In addition to neutral techniques, a number of modern methods in energy conservation have been developed or advanced. These include:

- Use of whole house fans to circulate air throughout the house
- Use of radiant barriers on roofs to keep attics cool
- Use of solar panels and other devices to generate electricity and heat water
- High-efficiency coating on windows to repel summer heat and trap winter warmth
- Use of tankless water heaters
- Use of radiant flooring to cool and heat the home
- Weather-stripping and other insulation to reduce heat gain and loss
- Use of natural gas for dryers, stovetops and ranges
- Use of energy efficient home appliances
- Use of low-flow showerheads and faucet aerators to reduce hot water use

Natural space heating can be substantially increased through the proper location of windows and thermal mass. Use of solar panels can generate 1,000 watts of electricity on a sunny day. This can constitute more than enough power for daily residential operations.

Implementation of Energy Conservation

A goal of the 2013–2021 Housing Element is the commitment to improve the energy efficiency of Sutter County’s existing and new housing stock. Through policies that ensure compliance with state law regarding energy conservation; encourage of the use of energy efficient materials, methods, and technology in new construction; and the promote home energy conservation through rehabilitation of existing housing, the County has adopted energy efficiency and green building standards, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases.

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CHAPTER 7 Potential Constraints on Housing

The ability of the housing market to supply an adequate number of new dwellings to meet annual demand is affected by a variety of factors, or constraints. This section identifies those governmental and nongovernmental constraints that inhibit the development, maintenance, or improvement of housing. The governmental constraints section focuses on those constraints that are within the County's control such as policies and regulations that could affect the County's ability to meet future housing needs. The nongovernmental constraints section looks at those constraints that are market driven and cannot be controlled by local government, which can affect the feasibility of development such as land, materials, and labor costs.

7.1 Governmental Constraints

Local governmental constraints on the provision of new housing fall into one of six categories:

- land-use controls,
- codes and enforcement,
- development requirements,
- fees and exactions,
- processing and permitting procedures, and
- provision of services.

These governmental factors can have both a positive and negative effect on the availability and the affordability of housing within the County.

Land-Use Controls

Because of Sutter County’s dependence on agriculture, one of the principal historical goals of the County has been the continuation of a strong, viable agricultural community. Toward this end, Sutter County General Plan policies and ordinances have been developed to focus housing development in non-agricultural areas, encouraging or requiring urban residential development to locate in urbanized areas. Efficient land use in the urbanized areas is necessary to preserve agricultural land.

Descriptions of development standards and structural land-use controls specific to each zoning district are provided in Table 7-1 (General Plan Residential Land Use Designations) and Table 7-2 (Residential Zoning Provisions), following which is an analysis of whether these standards and controls constrain development of housing, including affordable housing.

TABLE 7-1 General Plan Residential Land Use Designations		
General Plan Designation	Density Range	Consistent Zoning
Agricultural		
Agriculture 20 (AG-20)	1 unit/20 acres	AG
Agriculture 40 (AG-40)	1 unit/40 acres	AG
Agriculture 80 (AG-80)	1 unit/80 acres	AG
Agriculture Rural Community (AG-RC)	0.40 dwelling units/acre ^a	AG
Residential		
Ranchette (RAN)	0.1-0.3 dwelling units/acre ^b	RAN
Estate Residential (ER)	0.3-2 dwelling units/acre	ER
Low Density Residential (LDR)	2-8 dwelling units/acre	ER, R-1, R-2, MHS
Medium Density Residential (MDR)	8.1-20 dwelling units/acre	R-3
High-Density Residential (HDR)	20.1+ dwelling units/acre	R-4
FPARC	1 dwelling unit/acre	FPARC

SOURCE: Sutter County 2030 General Plan Land Use Element.

a. Limited AG-RC areas exist in some rural communities. The County’s 2030 General Plan prohibits further allocation of this land use designation.

b. Scattered Ranchettes exist in Sutter County’s unincorporated area. The County’s 2030 General Plan prohibits further allocation of this land use category.

TABLE 7-2 Residential Zoning Provisions

Use	R-1	R-2	R-3	R-4
Single Family (attached or detached)	Permitted	Permitted	Not permitted ^a	Not permitted ^a
2-5 units	Not permitted	Permitted	Permitted	Permitted
6+ units	Not permitted	Permitted	Permitted	Permitted
Manufactured or Mobile Home	Permitted	Permitted	Not permitted ^a	Not permitted ^a
Residential Care (6 or fewer persons)	Permitted	Permitted	Permitted	Permitted
Residential Care (greater than 6 persons)	Use permit	Use permit	Use permit	Use permit
Boardinghouse (Single Room Occupancy)	Not permitted	Not permitted	Use permit	Use permit
Emergency Shelter	Not permitted	Not permitted	Not permitted	Permitted
Transitional Housing	Not permitted	Not permitted	Permitted	Permitted
Second Units	Zoning clearance or use permit	Permitted	Permitted	Permitted

SOURCE: Sutter County Zoning Code.

a. May only be permitted *if* the parcel size prevents the use of the property for any other residential use.

Zoning

Ensuring the appropriate zoning and land use designations are in place for each parcel in the 8-year land inventory (Table 3-1) provides the framework to conclude that adequate land is available for the development of affordable housing for all target income groups, especially very low- and low-income. The County has reviewed the parcels in Table 3-1 and found the appropriate land use designations and zoning classifications are in place for residential development, with the exception of parcel/site map numbers 20 and 21 (Table 3-1).

No. 20 is zoned AG; however, Housing Element Policy H 2.3, Implementation H 2.3-3, directs the County to rezone approximately 9.41 acres of a portion of APN 22-020-002 to R-4 zoning, consistent with the HDR land use designation. No. 21 is also zoned AG; however, Housing Element Policy H 2.3, Implementation H 2.3-4, directs the County to rezone approximately 4.14 acres of portions of APN 22-020-002 and APN 22-020-003 to R-3 zoning, consistent with the MDR land use designation. These parcels are within the Yuba City SOI

unincorporated County area and the re-designation of land use and zoning is consistent with the City of Yuba City's General Plan Land Use Diagram. To refer to the Housing Element's goals, policies, and implementation programs, see Chapter 2 (Housing Plan), Section 2.3.

Table 7-1 summarizes the development standard densities and consistent zoning for the General Plan land use designations of High, Medium, and Low Density Residential and Table 7-2 summarizes the respective consistent residential zoning classifications and the provisions of each classification that encourage particular varieties of housing types for each income level. Table 7-3 (Land Use Controls) describes the structural land-use controls such as building setbacks, height limits, and parking requirements that are typical of those standards imposed by other jurisdictions and neither the development community nor any third-party reviewers have provided any indication to the County during the public participation process that the standards and required improvements posed constraints on development. Section 1500-8015(b) of the Sutter County Zoning Code states that,

The word "public improvement" shall mean the installation of curbs, gutters, sidewalks, and street paving in the public right of way as are required by the Sutter County Development Services Department on that side of the centerline of the street which adjoins such lot. Public improvement shall also mean the installation of, and/or the extension of, water and sewer lines as provided for in the General Plan...Road widths and utility easements are established in the General Plan to adequately protect the traveling public and property owners entering and exiting public thoroughfares as well as providing sufficient paving width to appropriately accommodate emergency vehicles...Utility easements are required and sized in order to facilitate appropriate service to those same properties consistent with having sufficient and appropriate services available to the land and public improvements situated thereon. Additional right-of-way appropriate to maintain the paved portions and afford adequate parking are also established in the General Plan. Installation of curbs, gutters, sidewalks, and water and sewer services similarly implement related general plan policies and enhance various protections available to the land and structures...as well as [to] those persons who will use them by affording safe pedestrian access, drainage, protection from errant vehicles, fire safety, and appropriate sanitary and public health provisions.

Nonetheless, the County may grant waivers pursuant to the Affordable Housing Ordinance or may provide relief from Sutter County Zoning Code standards through administrative appeals or entitlements, such as variances, planned-developments, or conditional use permits. Section 1600-500(d) of the Affordable Housing Ordinance states that the Planning Commission, upon request by the project applicant, may modify design and development standards (i.e., setbacks, lot size, and lot configuration) for development projects providing on-site affordable housing units.

CHAPTER 7: POTENTIAL CONSTRAINTS ON HOUSING
7.1: Governmental Constraints

TABLE 7-3 Land Use Controls						
Zone	Setbacks	Max. Height	Calculated Minimum Lot Size ^a	Max. Coverage	Parking	Other
ER	Front = 50 feet Side = 10 feet Street Side = 20 feet Rear = 30 feet	35 feet	21,780 sf (1/2 acre)	30%	2 spaces/unit; Garage & carport entrances must have 20-foot setback	ROW dedication, utility easements, improvements
R-1	Front = 15 feet Interior Side = 5 feet Street Side = 10 feet Rear = 25 feet or 20% of lot depth, whichever is less	2 stories, 35 feet	5,445 sf	40%	2 spaces/unit; Garage & carport entrances must have 20-foot setback	ROW dedication, utility easements, improvements
R-2	Front = 15 feet Interior Side = 5 feet Street Side = 10 feet Rear = 25 feet or 20% of lot depth, whichever is less	3 stories, 35 feet	5,445 sf	45%	2 spaces/unit; Garage & carport entrances must have 20-foot setback	ROW dedication, utility easements, improvements
R-3	Front = 15 feet Interior Side = 5 feet Street Side = 10 feet Rear = 20 feet	3 stories, 40 feet; if within 25 feet of an R-1 District, then 2 stories, 30 feet	2,178 sf	60%	1 space per studio, 1.5 spaces per 2-BR unit, 2 spaces per ≥3-BR unit, 1 guest space per 10 units; Garage & carport entrances must have 20-foot setback; landscaping adjacent to and within parking areas	10-foot minimum distance between main buildings on same lot; 200 sf/unit open space or recreation area; Lighting for parking lots with ≥5 spaces; ROW dedication, utility easements, improvements
R-4	Front = 15 feet Interior Side = 5 feet, but when next to R-1 or R-2, add 2 feet per story >1; Street Side = 15 feet; Rear = 10 feet, but when next to R-1 or R-2, 15 feet	4 stories, 48 feet; if ≤35 feet from R-1, 3 stories, 40 feet; if ≤25 feet from R-1, 2 stories, 30 feet	2,178 sf	60%	1 space per studio, 1.5 spaces per 2-BR unit, 2 spaces per ≥3-BR unit, 1 guest space per 10 units; Garage & carport entrances must have 20-foot setback; landscaping adjacent to and within parking areas	200 sf/unit open space or recreation area; Lighting for parking lots with ≥5 spaces; ROW dedication, utility easements, improvements
MHS	Front = 15 feet; Interior Side = 5 feet; Street Side = 10 feet Rear = 20 feet	—	5,445 sf	40%	2 spaces/unit, plus 1 guest space per 5 units; Garage & carport entrances must have 20-foot setback	ROW dedication, utility easements, improvements

SOURCE: Sutter County Zoning Code.

a. Calculated based on the residential densities in the Sutter County 2030 General Plan Land Use Element.

GROWTH CONTROLS

Sutter County has not adopted growth controls.

OPEN SPACE REQUIREMENTS

Requirements for open space or recreation areas apply only to multi-family developments in R-3 (Neighborhood Apartment) and R-4 (General Apartment) Districts. Two hundred (200) square feet of open space are required per housing unit in either zoning designation according to the following criteria contained in the Sutter County Zoning Code Sections 1500-2814(1) and 1500-3114(1):

- A. To qualify as open space an area must be a minimum of 6 feet by 10 feet located between the required front yard, street side yard, and rear property line.
- B. Areas that may be included are private or common balconies, patios, or decks; recreation rooms, roof areas designed to accommodate recreation or leisure activities, swimming pool/spa areas, other types of recreation or leisure area, landscaped areas.
- C. Areas that do not qualify are front and street side yards, driveways and parking areas and associated required landscaping, clothes drying areas, walkways between buildings and entryways.
- D. At least 20 percent of the open space/recreation area shall be landscaped.

The County believes that rather than being a constraint on the development of multi-family housing, the above open-space requirements provide essential social and recreational benefits to residents of higher-density developments.

MANUFACTURED HOME AND MOBILE HOME PARK STANDARDS

State law limits the extent to which cities and counties can regulate the installation of manufactured homes, including mobile homes. The California Government Code Section 65852.3 requires that counties allow installation of certified manufactured homes on foundation system on lots zoned for conventional single-family residences. This section and Government Code Section 65852.4 generally require that manufactured homes be subject to the same land use regulations as conventional homes. Government Code Section 65852.7 deems mobile home parks to be a permitted use in all areas planned and zoned for residential uses.

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Within Sutter County mobile homes are allowed in AG, RAN, ER, R-1, and R-2 districts, and mobile home parks are allowed in R-1, R-2, R-3, and R-4 districts.

A mobile home within the County may be placed upon any lot as a residential residence within any “R” District, provided the mobile home meets the following eligibility requirements:

1. The mobile home shall be certified under the National Mobile Home Construction and Safety Act of 1974.
2. The mobile home shall be placed upon a permanent foundation approved by the Building Program.
3. The mobile home shall comply with all yard, off-street parking, and density requirements of the district and with the Performance Standards as specified in Section 1500-8028.
4. Any mobile home installed under this section shall be less than ten years old from the date of manufacture to the date of installation.

SECOND RESIDENTIAL UNITS

A second residential unit is a secondary living unit located on an existing residential lot. The purpose of a second unit is to provide a small, self-contained living unit that can be used by a family member or as a rental unit. Second residential units approved for construction in existing single-family residential areas diversify the housing in those neighborhoods allowing potential affordable rental units into otherwise unaffordable neighborhoods.

The County allows, by zoning clearance, second units in the R-1 single-family residential zone as implemented by the Sutter County Zoning Code Sections 1500-2212 and 1500-8018(e)(3). A zoning clearance is a ministerial action processed by County staff at the Planning Division’s public counter to ensure proper tracking and minimum state and County standards are met.

Second units must comply with requirements of the Environmental Health Division for septic systems as those requirements exist at the time of the addition of the second dwelling unit. Additionally, the second unit must not be for sale as a separate unit and the property owner shall reside in the existing home.

Codes and Enforcement

Building permit applications are initially reviewed by Planning Division staff to determine whether a proposed housing unit(s) or development project complies with the County Zoning Code. Subsequent reviews by Environmental Health and Building Inspection Division staff scrutinize any project for compliance with applicable sections, respectively, of the state Health & Safety Code and the Uniform Building Code. Sutter County utilizes the most recent edition of the Uniform Building Code with no amendments or added requirements. The County's current code enforcement effort is based upon personnel in the Planning, Environmental Health, and Building Inspection Divisions responding to written complaints received by the Development Services Department.

Development Requirements

Development requirements are important in relationship to residential projects since these requirements substantially affect housing costs. In 1982, in an attempt to both reduce housing costs and to establish comparable development requirements, the County reviewed the development standards and subsequently altered the standards to unify and reduce the requirements.

Sutter County's development requirements cover all regulations contained in the Subdivision Map Act and include curbs, gutters, and sidewalks as well as water and when applicable sewer connection. The County also requires some level of street, lighting, and signage/signals for circulation within the development and connection to the greater County roadway network. Local developers asked to provide input on governmental constraints mentioned that most development requirements do not unduly constrain housing development in Sutter County. With that said, the one exception would be development impact fees, as these fees add to development costs, which eventually results in higher home sale prices.

ON- AND OFF-SITE IMPROVEMENTS

On- and off-site improvement standards for residential projects within the unincorporated County area vary on a project-by-project basis depending on the entitlement request. The determination of what improvements are required is also based on the type and density of the request and its location relative to existing urban improvements, and while the cost of on- and off-site improvement requirements can

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sometimes represent a significant share of the cost of producing new housing, because Sutter County processes the appropriate on- and off-site improvement standards on a project-by-project and works with applicants, the County reasonably considers such requirements as not acting as regulatory barriers to the cost or supply of affordable housing.

Ministerial permit conditions are limited to adopted codes and any parcel map conditions listed as applicable to the building permit stage. Use permits for residential uses will typically have requirements of an encroachment permit, improved parking, and flood zone compliance. The Planning Commission has authority to add, waive, or modify the conditions of approval of use permits. Frontage improvements (e.g., road widening, curb, gutter, and sidewalk) are nearly always deferred, due to the rural nature of the County and no connectivity of these facilities to perpetuate. Parcel and Tentative Maps will have conditions addressing road improvements (also often deferred), right of way dedication, analyze drainage needs, requirements for onsite sewage disposal, and providing landscape buffering or distance separation to protect adjacent agricultural operations.

Rezoning and/or General Plan Amendments tend to require more physical improvements, both on- and off-site, because these requests are for a specific proposed use that will generally be of an urban nature (industrial or commercial) or a higher density use. Use of the Planned Development Combining District is encouraged to narrow the required scope of review by limiting the proposal to a specific use. This streamlines the process and typically reduces the cost, time, and conditions required for approval of the request. General Plan Amendments to Medium or High Density Residential designations are very rare due to no public facility connections in the unincorporated County. Typically, smaller urban sized parcels cannot comply with sewage disposal requirements.

The type of residential housing Sutter County processes most often, for example, within the rural unincorporated County area are standard single-family residential units on vacant lots. Sutter County does not require on- or off-site improvements such as curb, gutter, sidewalk, circulation, and landscaping improvements as part of the approval process of single-family vacant lot units in the agricultural areas or for areas outside of the designated rural communities.

Single-family subdivision or multi-family residential project would require minimal standard on- and off-site infrastructure improvements, which are similar and characteristic of other rural counties. Improvement requirements are disclosed at the application stage and

discussed with County staff during the review and approval of the subdivision map or site plan, as applicable. For example, a minor residential street typically has a right-of-way width of 40 feet, a back-to-back of curb width of 32 feet, and 4-foot sidewalks with a roll curb and generally serves 99 or fewer single-family units or a duplex when the street is less than 400 feet long. A standard residential street typically has a right-of-way width of 48 feet, a back-to-back of curb width of 40 feet, and 4-foot sidewalks with a roll curb, and generally serves more than 99 but fewer than 400 single-family units and duplex developments. In addition, a multi-family development project would typically require a collector street with a right-of-way width of 60 feet, a back-to-back of curb width of 51 feet, a 4.5-foot sidewalk, a 6-inch curb, and a 2.5-foot gutter.

Lastly, larger planned developments such as the County-approved Sutter Pointe Specific Plan, which incorporates various types of residential development and nonresidential development, includes extensive on- and off-site backbone infrastructure (e.g., drainage/flood control, potable water, reclaimed water, sewer, and dry utilities including gas, electricity, and cable services) and circulation (e.g., roadways, pedestrian, bicycle, and transit) improvements. Roadway pavement widths in Sutter Pointe are typical of what is approved within specific plan projects and generally range from 22 feet for public and private alleys, 32 feet for residential minor streets, 40 to 64 feet for residential collectors, and 79 to 137 feet for divided arterials.

More information about on- and off-site improvements regarding development of and connection to sewer and water services for projects within the unincorporated County area is discussed below.

Provision of Sewer and Water Services

In the Yuba City Urban Area the County has allowed low density residential development on private wells and municipal and public water systems with either private on-site sewage disposal systems or municipal sanitary sewer system connections. In general, higher density residential uses have been annexed and connected to the Yuba City sewer system and are therefore primarily not located in the unincorporated area. In deference to the Uniform Plumbing Code (California Plumbing Code), both Yuba City and Sutter County have implemented policies whereby new water and sewer services are not provided outside of City limits except where existing water and/or sewage disposal systems have failed. In cases involving failure of

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septic systems, the County Environmental Health Division must certify the necessity of the connection to the City of Yuba City.

Availability of City sanitary sewer is constrained by Section 713.4 of the California Plumbing Code, which states:

The public sewer may be considered as not being available when such public sewer or any building or any exterior drainage facility connected thereto, is located more than two hundred (200) feet (60.8 m) from any proposed building or exterior drainage facility on any lot or premises which abuts and is served by such public sewer.

Outside of Yuba City's incorporated limits, services generally consist of septic systems and private wells. Such development may require a minimum of one-acre sites, in that the Environmental Health division now requires a 100-percent replacement area to be utilized in case of failure of the existing, or initial septic system. Development of R-1, R-2, R-3, and R-4 parcels utilizing both private sewer and water supply, however, is permitted on lots as small as 10,000 sf, subject to the approval of Environmental Health.

Several special governmental agencies have been formed within some of the rural communities. Water service is provided to the communities of Robbins, Sutter, and East Nicolaus through various agencies. The community of Robbins also has a small sewage treatment plant, which is at capacity and could potentially constrain future residential development in the Robbins community.

Public facilities include sewer, water, roads, drainage, parks and public landscaping, and libraries. These facilities either currently exist at the parcels available for residential development or are reasonably near enough to permit development of the parcels within the planning period. State, County, and incorporated City policies require any development within 200 feet of public sewer lines to connect to the public sewer rather than utilize on-site sewage disposal systems. In addition, the City of Yuba City adheres to a City Council policy that requires new development that proposes connection to city sewer to be annexed to the city. Existing development connections to city sewer are considered on a project-by-project basis and may not require annexation. If connection will be outside the city limits but inside the sphere of influence, the Local Agency Formation Commission (LAFCo) approval for sewer connections is required.

On March 22, 2001, LAFCo approved Yuba City's request to be able to supply water to anywhere within the City's sphere of influence (LAFCo Resolution 2001-1) without requiring annexation. The City of Live Oak likewise lacks a municipal code provision that requires annexation in order to connect to public sewer, but the City Council reserves the

option to either grant or deny public sewer and water connections to parcels outside City limits.

Services are provided by County and quasi-public agencies and include police, fire and emergency services, general government, health and social services, and the courts and criminal justice system. Provision of such services to new developments is in part funded by development impact fees (see the Fees and Exactions discussion in this Chapter).

Design Review

Sutter County's Design Review of the Zoning Code (Sections 1500-8510 to 1500-8515) states that projects in Commercial and Industrial zoning districts are subject to Design Review. Design Review is not required for single or multi-family residential; however, mobile home parks are subject to Design Review (Section 1500-8032(b)) by the Planning Commission. As Sutter County has not processed a mobile home park in the County in recent years, this Zoning Code section has not been triggered.

Fees and Exactions

The financing of public facilities and services for new development is funded in part by exactions and fees levied against development projects in proportion of the anticipated fiscal impacts on the jurisdiction. Although these fees are necessary to meet County needs in regards to public services and facilities, they can also have substantial financial impact on the development of housing, particularly affordable housing.

In 1995 the County of Sutter and the City of Yuba City cooperatively developed a Fee Justification Study, pursuant to the requirements of Assembly Bill 1600, which established a rational and substantial nexus between new development and the corresponding increase in the need for public facilities and services. The Study determined fees to be levied to mitigate impacts to County general government, the court and criminal justice system, health and social services, libraries, the Sheriff's Department and to fire and emergency services.

Revenues raised by development impact fees are placed in a separate account and are used solely to pay for public facilities related to new development. Developers of any project may apply to the Board of Supervisors for a fee waiver where a reasonable

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relationship does not exist between the public facility impacts of that development and the fee charged.

A 2001 update of the 1995 Fee Justification Study included an impact fee comparison to development impact fees charged by neighboring jurisdictions. This comparison revealed that fees for single-family residence development in the unincorporated County were lower than similar fees charged by eleven nearby jurisdictions for the cities or urban areas of Davis, Roseville, Lincoln, Woodland, Rocklin, Chico, West Sacramento, Yuba City, Butte County, Yolo County and the Plumas Lake area of Yuba County.

The 2001 update of the 1995 Fee Justification Study also revealed that the existing fee structure only provided 35 percent of what the County needed to expand infrastructure at the same rate as population growth. The intent was to implement the 2001 fee structure over a five-year period to collect up to 100 percent of infrastructure development costs. In order to promote affordable housing, fees for multi-family housing development were restricted to approximately 62 percent of the full increase amount recommended by the 2001 Fee Justification Study; and fees for commercial, office, and industrial development were respectively reduced to 51, 29, and 29 percent of the recommended increase amount in order to promote business development and to address the local jobs/housing imbalance.

Since that time, the County underwent an update of the Assembly Bill 1600 Fee Justification Study and adopted a new fee structure on December 1, 2010. Then, in 2012 the County implemented development impact fees which included a levee improvement fee for certain areas of the County. Table 7-4 (Development Impact Fees) provides information on Sutter County's most current development impact fees by use type and area of the County.

TABLE 7-4 Development Impact Fees

Facility Type	Single-Family Residential	Duplex to Fourplex	Multi-Family Residential (5+ Units)	Mobile Home
Area 1 – Fees for CSA-G Area (“levee fee” is applicable)				
General Government	\$1,192.74	\$1,034.12	\$854.90	\$711.73
Animal Control	\$108.15	\$93.73	\$77.25	\$64.89
Criminal Justice	\$1,130.94	\$979.53	\$810.61	\$674.65
Library	\$1,234.97	\$1,070.17	\$884.77	\$737.48
Sheriff	\$977.47	\$847.69	\$700.40	\$584.01
Fire Protection	\$1,444.44	\$1,251.66	\$1,033.46	\$862.74
Health Social Services	\$1,380.20	\$1,195.83	\$988.80	\$822.97
Road	\$9,651.52	\$9,654.48	\$5,570.09	\$5,583.36
Parks and Recreation	\$6,537.64	\$5,668.05	\$4,679.72	\$3,905.70
Levee – YC Basin	\$3,112.02	\$2,697.30	\$2,230.61	\$1,857.04
Area 2 – Fees within Meridian Fire District and Sutter Basin Fire District (“levee fee” is not applicable)				
General Government	\$1,192.74	\$1,034.12	\$854.90	\$711.73
Animal Control	\$108.15	\$93.73	\$77.25	\$64.89
Criminal Justice	\$1,130.94	\$979.53	\$810.61	\$674.65
Library	\$1,234.97	\$1,070.17	\$884.77	\$737.48
Sheriff	\$977.47	\$847.69	\$700.40	\$584.01
Health Social Services	\$1,380.20	\$1,195.83	\$988.80	\$822.97
Area 3 – Fees for the City of Live Oak and Sutter County outside CSA-G (within CSA-C, CSA-D, CSA-F) (“levee fee” is applicable dependent on location, see Figures 7-1 and 7-2).				
General Government	\$1,192.74	\$1,034.12	\$854.90	\$711.73
Animal Control	\$108.15	\$93.73	\$77.25	\$64.89
Criminal Justice	\$1,130.94	\$979.53	\$810.61	\$674.65
Library	\$1,234.97	\$1,070.17	\$884.77	\$737.48
Sheriff ^a	\$977.47	\$847.69	\$700.40	\$584.01
Fire Protection ^a	\$1,259.69	\$1,091.80	\$903.31	\$751.90
Health Social Services	\$1,380.20	\$1,195.83	\$988.80	\$822.97
Levee – YC Basin	\$3,112.02	\$2,697.30	\$2,230.61	\$1,857.04

SOURCE: Sutter County Update of the AB 1600 Fee Justification Study, Final Report, December 1, 2010, as updated by 2012 Development Impact Fees (March 2012-February 2013).

a. City of Live Oak only: Sheriff and Fire fees are collected by Live Oak. All remaining fees are collected by the County.

Figures 7-1 (Sutter County Development Impact Fee Areas) and 7-2 (Sutter County Levee Impact Fee Area) provide illustrations of the development impact fee areas and the levee impact fee area outlined in Table 7-4.

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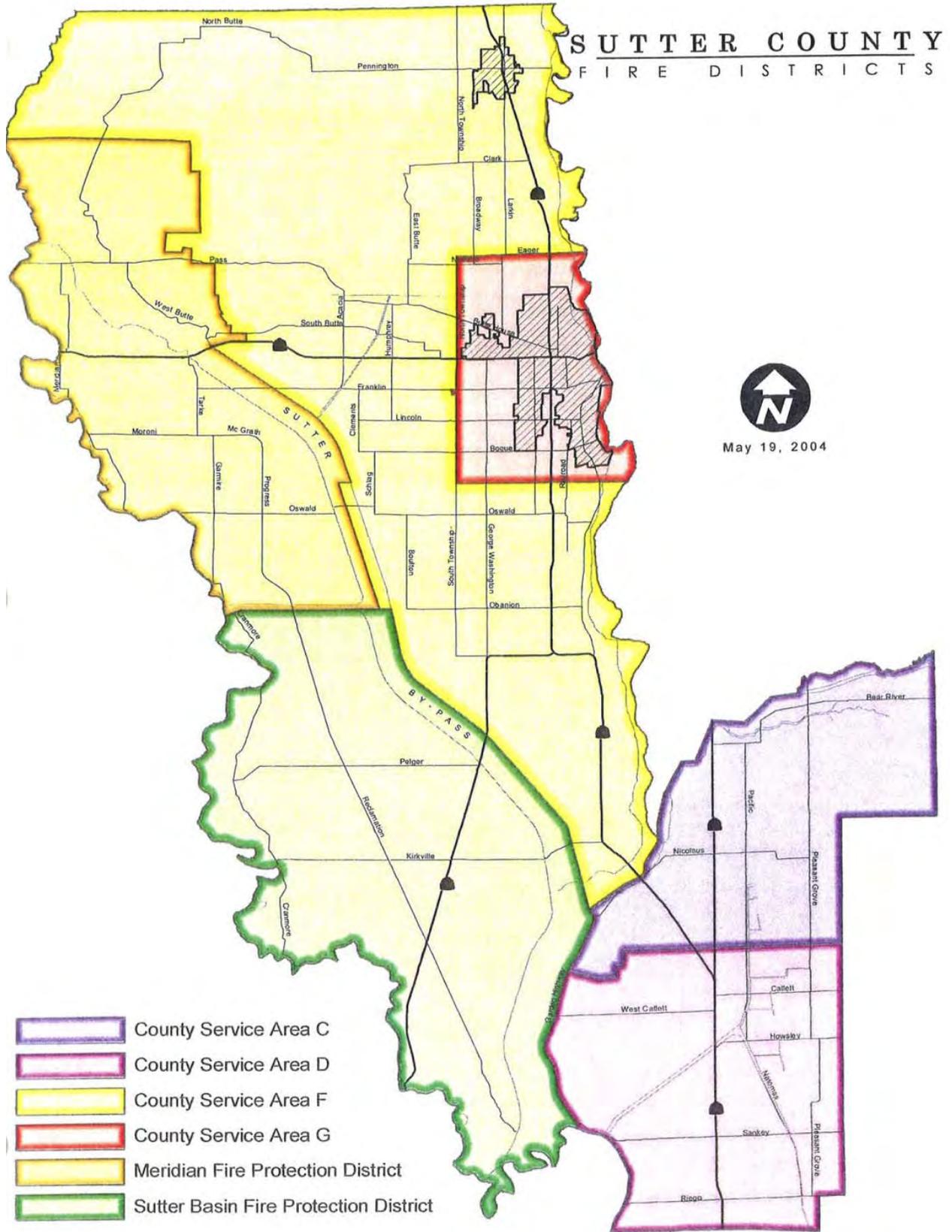


FIGURE 7-1 Sutter County Development Impact Fee Areas

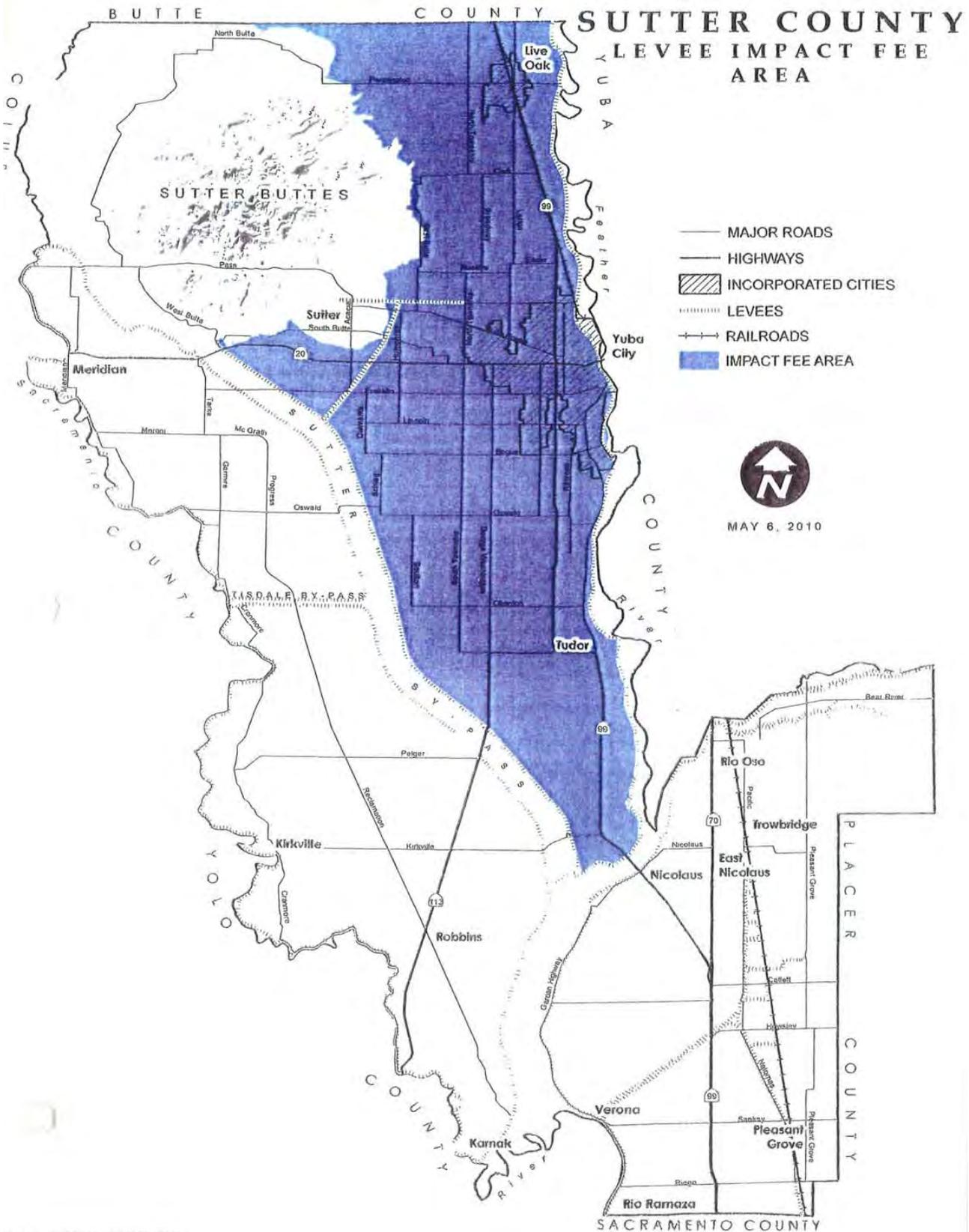


FIGURE 7-2 Sutter County Levee Impact Fee Area

PLANNING AND ZONING FEES

Sutter County's planning and zoning fees related to residential development (March 14, 2011) are listed below. Refer to Sutter County's website at http://www.co.sutter.ca.us/doc/government/depts/cs/ps/cs_planning_services or call the Sutter County Development Services Planning Division at (530) 822-7400 to ensure reference to the most current planning and zoning fees.

General Plans/Specific Plans

- Amendment to Planned Development Plan: At cost with a \$1,800 deposit
- General Plan Amendment: At cost with a \$2,200 deposit
- Specific Plan Amendment: At cost with a \$2,000 deposit

Land Division/Parcel Related

- Tentative Parcel Map: At cost with a \$1,850 deposit
- Tentative Subdivision Map: At cost with a \$1,850 deposit
- Tentative map Pre-application Review: \$330 fixed fee
- Time Extension for Approved Map: At cost with a \$750 deposit
- Lot Line Adjustment, Previously Subdivided Land: \$550 fixed fee
- Lot Line Adjustment, Not Previously Subdivided: \$650 fixed fee

Zoning Related

- Design Review, project greater than 65,000 sf: At cost with a \$850 deposit
- Design Review, project less than 65,000 sf: At cost with a \$550 deposit
- Use Permit: At cost with a \$1,850 deposit
- Minor Use Permit: At cost with a \$750 deposit
- Amendment to Use Permit (Minor): \$500 fixed fee
- Amendment to Use Permit (Major): At cost with a \$1,850 deposit
- Use Permit Time Extension: \$200 fixed fee
- Variance: At cost with a \$1,400 deposit
- Rezone: At cost with a \$3,300 deposit
- Zoning Clearance: \$55 fixed fee
- Zoning Clearance Extensions: \$200 fixed fee

Miscellaneous Processes and Requests

- Appeals (to PC or to Board of Supervisors): At cost with a \$1,000 deposit
- California Environmental Quality Act (CEQA) Initial Study: At cost with a \$650 deposit
- EIR Preparation: At cost with a \$2,500 deposit
- Development Agreement / Annual Review: At cost with a \$2,750 deposit

DEVELOPMENT COST FOR TYPICAL RESIDENTIAL UNITS

In Sutter County building permit and development costs are based on the valuation of each structure, not construction type. The valuation is typically performed by the contractor or the County using the Marshall & Swift valuation book to provide the price estimate. County building inspectors will “truth” the construction quality of stick built homes in the plan review process by materials used and any special construction features. Mobile home quality is based upon the sales contract price, as there are no quality analysis standards.

As a sampling, the County estimates development costs in unincorporated Sutter County for the following housing types:

- 8-unit multi-family apartment complex in Area 1
- 1,620 sf mobile home in Area 2
- low density 1,900 sf single-family stick built home in Area 3

The estimates in Table 7-5 (Fees and Development Costs for Typical Residential Units) are based on the County’s fee structure (Table 7-4). Development impact fees are assessed on a ‘per unit’ basis for residential land uses. The estimated proportion of the total fee costs to the overall development costs per unit for mobile home and single-family stick built use types are reasonable and do not act as a regulatory barrier to the cost or supply of affordable housing.

Fees for housing with 5 units or more (i.e., multi-family) are also assessed on a ‘per unit’ basis. The estimated proportion of these total fee costs to the overall development costs per unit for multi-family is less reasonable and becomes more economically feasible for developers when larger multi-family complexes are constructed.

TABLE 7-5 Fees and Development Costs for Typical Residential Units

Type of Use	Total Estimate of Fees, per Unit			Estimated Cost of Development	Estimated Proportion of Total Fee Costs to Overall Development Costs, per Unit
	Area 1	Area 2	Area 3		
8-unit Multi-Family Apartment Complex ^e	\$22,062 ^d	--	--	\$420,000	42%
1,620 sf Mobile Home ^a	--	\$8,705 ^b	--	\$90,000	10%
1,900 sf Single-Family Stick Built Low Density ^a	--	--	\$18,255 ^c	\$211,000	9%

SOURCE: Sutter County Development Services Department, 2013.

- a. The County does not require additional planning or zoning fees for a typical mobile home or single-family stick built project constructed within a compatible land use designation and zoning district. If a mobile home or single-family stick built project required a general plan amendment and rezone planning fees are estimated at \$5,500. The result is a slightly higher estimated proportion of total fee costs to overall development costs per unit.
- b. Includes building permit fees and plan check (\$850), school fees (\$4,260 paid to district), and development impact fee (\$3,595.73). Water/sewer hookup fees are not applicable to low density residential products.
- c. Includes building permit fees and plan check (\$2,862), school fees (\$4,997 paid to district), and development impact fee with levee fee (\$10,396.18). Water/sewer hookup fees are not applicable to low density residential products.
- d. Includes building permit fees and plan check (\$5,700), school fees (\$12,624 paid to district), Sutter County Water Agency drainage fee (\$14,000), development impact fee with levee fee (\$142,644.88). Based on the average daily wastewater flow rates of multi-family development, Sutter County's Environmental Health Department estimates it could process and permit up to an eight-unit complex at a cost of \$584 for an alternative septic system, \$365 for the soil evaluation, and \$365 for the well permit, with an annual state small water system fee of \$219.
- e. It should be noted that the multi-family product estimates are the County's best approximation of fee costs, as the last time a large multi-family complex was constructed in the County was over 12 years ago.

Processing and Permit Procedures

The State of California sets permit processing standards for the amount of time for various permits to process. Sutter County meets all the state standards for permit processing. Locally, the development application approval process does not create an unusually long delay. An overly lengthy review process, however, could adversely affect an affordable housing project if the time required to obtain approval affects the proponent's ability to access funding for the project (particularly governmental grants).

BUILDING PERMIT

The issuance of a building permit is a ministerial action (not subject to environmental documentation) and only requires an applicant to demonstrate how the proposal complies with the adopted codes for building construction and land use. An applicant requesting to construct a residence (single- or multi-family) is required to provide a plot plan indicating all existing and proposed improvements on the parcel, including water supply (private well) and sewage disposal (septic tank and leach field with 100 percent replacement area).

The plot plan is reviewed at the counter with the applicant by the Planning Division (for land use compliance), by the Environmental Health Division (for water and sewage disposal compliance), and by the Engineering and Water Resources Divisions (for drainage, driveway access and flood zone compliance). At the conclusion of each review, a stamped approval is provided on the plot plan.

The approved plot plan is required to be submitted to the Building Division with the construction plans for the structure. The Building Division will check the construction plans and provide a response to the applicant within 10 working days. If the response lists corrections, those must be made and resubmitted. Once the plans are approved, the necessary fees are calculated, which include development impact fees, plan check costs, Building Standards Commission, Strong Motion Implementation Program, parks acquisition, air pollution, drainage and Sacramento Area Flood Control Agency. School fees are paid directly to the appropriate school district and a receipt is provided for verification to the County. The applicant is then contacted to pay the calculated fees and pick up the approved building permit.

USE PERMIT AND VARIANCE

Permitted uses in each of the residential zones within the County's Zoning Code are discussed previously in Table 7-2. Requests for deviations from the applicable provisions contained in the Sutter County Zoning Code are often processed through the use of a variance or use permit. These permitting processes allow for greater flexibility in the code and relief from some development standards.

A use permit is a discretionary permit process requiring a public hearing before the Planning Commission, which has the responsibility to approve or deny the request. The application is subject to CEQA (unless determined to be exempt) and must have an environmental document prepared and circulated prior to the public hearing. A staff report is also prepared to discuss the request, present the analysis and

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all relative information, and provide a staff recommendation with appropriate findings for consideration by the Planning Commission. If the use permit is for a second residence (permanent or temporary) the primary concern is adequate sewage disposal area and protection of adjacent agricultural operations. This process typically takes four to five months to conclude from the time an application is determined to be complete. The required findings include:

1. With the recommended conditions of approval, the use permit for (request) is consistent with the policies of the General Plan and Zoning Code.
2. Approval of the use permit, subject to the recommended conditions, will not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

Well thought out and planned requests can comply with the findings and the Planning Commission approval rate is approximately 95 percent.

The process for a variance is the same as a use permit, with one additional step. The Planning Commission's role on all variance requests is to only make a recommendation to the Board of Supervisors. The Board of Supervisors has the responsibility to approve or deny all variances. Because of this extra step, an additional month is required to conclude the process, typically taking five to six months from the time an application is determined to be complete. In order to approve a variance, California Government Code Section 65906 and Sutter County's Zoning Code Section 1500-8412 require that specific findings be made and supported by evidence of record. The required findings include:

1. Due to special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the Zoning Code deprives the property owner of privileges enjoyed by other property in the vicinity and under identical zoning classification.
2. Granting the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone district in which the property is located.
3. A variance shall not be granted for a property which authorizes a use or activity which is not otherwise expressly authorized by the zoning classification governing the property.

Because it is difficult to demonstrate compliance with the findings, variances are discouraged and screened before acceptance and processing. The approval rate by the Board of Supervisors is approximately 70 percent.

PARCEL AND TENTATIVE/FINAL MAPS

Both parcel maps (up to four lots) and tentative and final maps (five or more lots) are discretionary approval processes requiring a public hearing before the Planning Commission, which will either approve or deny the request. Both are subject to CEQA and must have an environmental document prepared and circulated prior to the public hearing. A staff report is also prepared to discuss the request, present the analysis and all relative information, and provide a staff recommendation with appropriate findings for consideration by the Planning Commission. This process typically takes four to five months to complete from the time an application is determined to be complete. The required findings include:

1. The proposed project is consistent with the General Plan policies (appropriate zone and parcel sizes are consistent with the General Plan designation).
2. The proposed division is consistent with the Subdivision Map Act and the Sutter County Subdivision Ordinance.

Typical conditions applied to all land divisions address road improvements, right of way dedication, onsite drainage requirements, flood zone requirements, onsite sewage disposal, and properly designed landscape buffering to protect adjacent agricultural land. Because the General Plan and Zoning requirements are clear as to density and development standards, maps are approved by the Planning Commission 95 percent of the time.

The biggest restriction to land divisions is the lack of public facility services (i.e., sewer, water, drainage). These facilities must be supplied onsite by the individual properties in the County, as there are no such facilities provided by the County. Sewage disposal is the biggest constraint of these services, due to widespread heavy clay soils within the County and typically higher groundwater levels. This results in a larger area of land being needed for these facilities, leaving less “usable” land for construction purposes. Once an approved tentative map has demonstrated compliance with the conditions of approval, the final map is submitted to the Board of Supervisors for a ministerial action to approve the final map.

REZONES AND GENERAL PLAN AMENDMENTS

A rezone and a general plan amendment is a legislative action requiring approval by the Board of Supervisors, following a recommendation by the Planning Commission. Both hearings (Planning and Board) are public hearings. The application is subject to CEQA and must have an environmental document prepared and circulated prior to the public hearings. Timely consultation with Native American Tribe(s) is also required by Senate Bill 18. A staff report is prepared to discuss the request, present the analysis and all relative information, and provide a staff recommendation with appropriate findings for consideration first by the Planning Commission, then by the Board of Supervisors. This process takes about nine months to complete from the time an application is determined to resolution. The required findings include:

1. The project is consistent with the General Plan, in that the land use being proposed is consistent with (identify designation).
2. The proposed rezoning to (identify) is consistent with the proposed General Plan designation of (identify) based upon (justification).

PLANNED DEVELOPMENT COMBINING DISTRICT

The Planned Development (PD) process provides relief from certain development standards and is a legislative action (rezone) requiring the Board of Supervisors' approval at a public hearing, which creates a PD Combining District with any basic district. For example, where the basic district is R-4, the process would create an R-4-PD (General Apartment-Planned Development Combining) District.

Zoning Code Section 1500-6312 states the purposes of the PD are:

- (a) To encourage creative and more efficient approaches to the use of land through lot design, use of open space, mixture of land usage and/or densities, adjustment of setbacks or other means to create a better environment; or
- (b) To allow development whose type, or design, requires special consideration in order to assure compatibility with adjacent land use.

The PD process allows any and all uses that are permitted in the basic district, including those uses that are only allowed by use permit, as well as additional uses otherwise not permitted in the basic district as long as the additional uses are clearly intended to serve the development and are consistent with General Plan polices applicable to the area. A development plan is required, but may propose smaller minimum lot size, shorter minimum lot width, greater maximum percentage of lot coverage, greater maximum building height, smaller minimum yards (setbacks), and reductions of other

development standards otherwise applied in the basic district. The approval of a PD requires an initial public hearing before the Planning Commission, which provides a recommendation to the Board of Supervisors for the final public hearing. If after a PD is established, the PD requires amending (e.g., to include another use on an existing PD parcel), a PD Amendment would need to be processed, which only requires review and approval by the Planning Commission.

TYPICAL MULTI-FAMILY AND SINGLE-FAMILY DEVELOPMENT

At a minimum, the building permit process would be required for the construction of a standard single-family unit on an infill lot in unincorporated Sutter County and is a relatively simple function, seldom requiring more than three weeks from application to issuance.

The County estimates the average timeline for approval of a typical single-family subdivision project is no more than six months (i.e., permit processing, tentative and final subdivision map, and environmental clearance), and while the County has not developed multi-family higher density housing in over 10 years, the County estimates the average timeline for full approvals (i.e., permit processing, applicable zoning-related items such as a variance and/or rezone, site plan review, and environmental clearance) of a multi-family complex would be between six and nine months.

Table 7-6 (Timelines for Permit Procedures) provides a summary of processing timeframes for typical approvals and permit procedures. While approval processing and permit procedures can sometimes represent a sizeable share of the time and cost of producing new housing, Sutter County reviews and processes permits in appropriate and reasonable timeframes. As a result, the County concludes such requirements do not act a regulatory barrier to the cost or supply of affordable housing.

Type of Approval or Permit	Typical Processing Time
Building Permit (ministerial)	10 days
Site Plan Review (ministerial)	County staff at counter
Planned Development Amendment (discretionary)	2–3 months
Use Permit (discretionary)	4–5 months
Parcel Map (discretionary)	4–5 months
Tentative (subdivision) Map (discretionary)	4–5 months
Variance (discretionary)	5–6 months

CHAPTER 7: POTENTIAL CONSTRAINTS ON HOUSING
7.1: Governmental Constraints

TABLE 7-6 Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time
Rezone (legislative)	6–9 months
General Plan Amendment (legislative)	9 months
Initial Study/Environmental Evaluation	included with entitlement process
Environmental Impact Report (EIR)	no typical standard

SOURCE: Sutter County Development Services Department, 2013.

Design review is not required of single- or multi-family development in Sutter County.

Once a parcel has the requisite zoning designation and/or parcel configuration for the residential project, no additional permit processes are required for residential development. Once the applicant demonstrates compliance with the conditions of approval adopted by the Board of Supervisors, or the Planning Commission, the building permit will be issued.

The most common potential constraint to all discretionary land use requests is the inability to meet Environmental Health requirements for the proposed project. Because the County does not provide sewer service, and the cities are prohibited from providing connections outside the incorporated limits, onsite sewage disposal is the requirement. A typical single family residence will require approximately one acre (and frequently more than one acre) of land to provide adequate area for the structure, well, septic tank, leach field, and 100 percent replacement leach field area. Multi-family or commercial projects have proportionally greater land area constraints. Another potential local impediment to discretionary land use requests is complying with the new Federal Emergency Management Agency (FEMA) regulations for flood zones, which now restricts much of Sutter County. The County’s 2030 General Plan addresses flooding and includes the appropriate analysis and policy direction regarding flood hazard and management information. Refer to Section 1.4 (General Plan Consistency) for more information.

Housing for Persons with Disabilities

As noted in Chapter 4 (Housing Needs Assessment) under the “Special Needs” section of this report, persons with disabilities have a number of housing needs related to accessibility of dwelling units; access to transportation; employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive living services.

The County ensures that new housing development comply with California building standards (Title 24 of the California Code of Regulations), including handicapped accessibility requirements. As of September 15, 1984, the State of California required that all new apartment projects having a minimum number of units provide some units fully accessible to the handicapped. Sutter County’s local development community, however, reports that no apartments have been constructed in recent years due to the relatively low profit margins in the development of multi-family housing. The Regional Housing Authority of Sutter and Nevada Counties develops and maintains housing for persons with disabilities in Yuba City under Article 34 authority, but no such developments have occurred in or are planned for the unincorporated area.

PROCEDURES FOR ENSURING REASONABLE ACCOMMODATIONS

The County will ensure that reasonable accommodations are made for persons with disabilities through policies and implementation programs included in the Housing Element. Individuals with disabilities and/or their family member(s), caretaker(s), or designee(s), on behalf of the disabled applicant can telephone, e-mail, write, stop by the County offices, or appear at a Planning Commission or Board of Supervisors meeting to request special accommodations and/or variances from the requirements of County Zoning and/or Building Codes for disability accommodations. Based on analysis of Sutter County’s actions, no evidence can be found that the County’s current procedures for processing building permits, enforcing the CBC, or implementing its Zoning Code represent impediments to reasonable accommodations for person with disabilities.

Efforts to Remove Regulatory Constraints for Persons with Disabilities

The State of California has removed any County discretion for review of small group home projects (six or fewer residents). The County does not impose additional zoning, building code, or permitting procedures

other than those allowed by state law. There are no County-initiated constraints on housing for persons with disabilities caused or controlled by the County.

Sutter County also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with ADA requirements. Such retrofitting is permitted under Chapter 11 of the 1998 version of the California Code. The County works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes

The County implements and enforces Chapter 11 of the 1998 California Code, which is very similar to the ADA. The County provides information to applicants or those inquiring of County regulations regarding accommodations in zoning, permits processes, and application of building codes for persons with disabilities.

Zoning and Other Land Regulations

The County Zoning Code fully complies with ADA and Fair Housing Law. An analysis of residential zoning standards and provisions and structural land use controls demonstrates a reasonable accommodation for individuals with disabilities provided by way of either administrative appeals or entitlements. The County Zoning Code does not include minimum distance separation (spacing) requirements for residential uses, including housing for persons with disabilities.

Administrative appeals provide flexibility in Sutter County's administration of both the Zoning Ordinance and the Affordable Housing Ordinance to provide reasonable accommodation for persons with disabilities required by Chapter 671 (Senate Bill 520) of the Statutes of 2001. Furthermore, the Zoning Code reasonably accommodates, Residential Care Homes (6 or fewer persons) and Residential Care Facilities/Rest Homes (7 or more persons) in all residential districts, including ER (Estates Residential), R-1 (One-Family Residence), R-2 (Two-Family Residence), R-3 (Neighborhood Apartment) and R-4 (General Apartment). A Residential Care Home, defined in Zoning Code Section 1500-9881EE as, "a home licensed by the State of California and providing care or supervision to 6 or fewer unrelated individuals on a 24-hour basis," is a permitted use in all of the residential districts; and a Residential Care Facility/Rest Home, defined in Zoning Code Section 1500-9881E as, "a structure or group of structures, operated as a single unit, licensed by the State of California and providing care or supervision to 6 or fewer unrelated individuals

on a 24-hour basis,” requires a use permit. Reasonable accommodation of Residential Care Facilities proposing 10 or more units is provided by Section 1600-500 of the Sutter County Affordable Housing Ordinance (“Development Incentives and Regulatory Relief”), which provides fast-track processing, fee waivers, density bonuses, reduction of design and development standards, accelerated infrastructure improvements and technical and financial assistance.

Building Codes

The County provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits through its flexible approaches to retrofitting or converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities. Sutter County implements the current California Building Code. Sutter County also recognizes the state Historic Building Code as a way to allow greater flexibility in the rehabilitation of historic buildings in association with accommodating persons with disabilities.

Interior conversions of residential or commercial structures to accommodate disabled persons may require a building permit, which is a ministerial action and can be issued over the counter by County staff. If a building permit is required a review and response will be provided within 10 business days. If an applicant requested a fee waiver, it would need to be reviewed and approved by the Board of Supervisors. In order to expedite the process, the applicant could pay the fee upfront, process the building permit, and proceed with the improvements while staff submits the fee waiver to the Board for approval. Such items would typically appear on the consent agenda, and would not require a public hearing. Based on communication with the County Development Services Department, there have been no instances in the last 5 years in which a request for internal upgrades to accommodate a disabled resident or worker created hardship on the applicant, or delayed issuance of a building permit.

Local Efforts to Remove Governmental Constraints

Sutter County has identified and mitigated certain policies and programs in order to encourage residential development. The County continues to provide one of the most favorable environments for development among the jurisdictions in the Yuba-Sutter and Sacramento housing market areas. Additionally, Section 1600-500 of the Sutter County Affordable Housing Program outlines further efforts

by the County to remove development constraints on low income housing by “Development Incentives and Regulatory Relief,” or providing fast-track processing, fee waivers, density bonuses, reduction of design and development standards, accelerated infrastructure improvements, and technical and financial assistance.

7.2 Nongovernmental Constraints

Nongovernmental constraints, or private-market forces, affect a variety of factors, including the availability and cost of financing, raw land development, and construction. Between 2008 and 2012, development significantly slowed in Sutter County and throughout the SACOG region, State, and nation due to the subprime housing market that took hold. Trends indicate that conditions have begun to normalize and recover throughout the SACOG region in 2013, with interest from buyers beginning to increase. Local developers report no significant nongovernmental constraints to building in Sutter County, noting that the price of land is currently affordable.⁴

Financing Cost and Availability

The availability of financing is not currently a constraint on housing development. Table 7-7 (National Annual Average Mortgage Interest Rates) provides information on historical interest rates for 15- and 30-year fixed loans. Annual average interest rates of 30-year fixed-rate mortgages have declined from 6.14 percent in January 2008 to 4.18 in January 2012. 15-year fixed-rate mortgages in January 2012 saw a low of 3.40 percent.

The combination of lower interest rates and lower overall housing prices have made it possible for more first-time homebuyers to enter homeownership with the help of low down payment requirements on government backed HFA and HUD loans. However, in general it has become harder to secure funding for homeownership due to lenders tightening standards for mortgage loans by requiring more security with loan approval in the form of higher down payments and financial documentation.

⁴ Darin Gale, Personal Communication 11/06/13, Economic Development Manager, Yuba City.

TABLE 7-7 National Annual Average Mortgage Interest Rates

Year	15-Year Fixed Loan	30-Year Fixed Loan
1/2/2002	6.65%	7.18%
1/1/2003	5.38%	5.96%
1/7/2004	5.19%	5.87%
1/5/2005	5.24%	5.81%
1/4/2006	5.82%	6.27%
1/3/2007	5.99%	6.24%
1/2/2008	5.76%	6.14%
1/1/2009	4.85%	5.33%
1/6/2010	4.67%	5.26%
1/5/2011	4.32%	4.94%
1/4/2012	3.40%	4.18%
1/10/2013	2.92%	3.67%

SOURCE: <http://www.bankrate.com/finance/mortgages/2012-mortgage-rate-forecast.aspx>, accessed 02/28/13 (2002-2012 data); and <http://www.bankrate.com/finance/mortgages/rate-roundup.aspx>, accessed 10/31/2013 (2013 data).

As of March 2013, the average 3 Bedroom/2-3 Bath resale home sales price in Sutter County was \$174,000 (See Table 4-28 [Resale Single-Family Home Listing Prices (March 2013)]). Assuming a 10 percent down payment and a 30-year fixed rate mortgage at 3.67 percent, a \$174,000 home would require a \$17,400 down payment and monthly payments of \$1,036. Further assuming that a given household would be paying 30 percent or less of gross income for housing, an average resale priced \$174,000 home would only be affordable to families with a gross household income of at least \$52,200, or \$7,200 less than the 2013 Sutter County Area Median Income (AMI) of \$59,400 (Table 4-36).

It is important to note that these calculations are based on families with little or no other debt and good credit. Families with blemished credit are generally faced with higher interest rates that may range as high as 10 percent.

Land Cost and Availability

Land cost and availability also do not presently constrain the local housing market. The cost of raw land for residential development varies depending on project location and existence or proximity of infrastructure (Table 7-8 [Sutter County Real Estate]). Local developers report that raw land and development costs comprise between 17 and 22 percent of the major cost components of a new single-family home, which has generally remained constant since the last Housing Element was adopted in 2008.⁵ However, this percentage can account for up to 30 percent of the costs depending on the size of the lot.⁶

Availability of land, as discussed in Chapter 3 (Housing Resources), is likewise not a constraint on housing development, in that the County has around 400 acres of land suitable for development within the 8-year planning period of 2013–2021. Depending on density of development, this land could accommodate between approximately 1,031 and 3,443 housing units, sufficient to meet the needs of all income groups (see Table 3-1 [Parcels with Potential for Residential Development, Yuba City SOI and Live Oak SOI]).

TABLE 7-8 Sutter County Real Estate

Type	Description	Location	Price
Vacant Land	2.0 acres	Sutter	\$224,900
Vacant Land	80.0 acres	Sutter	\$350,000
Vacant Land	20.0 acres	Meridian	\$300,000
Single-Family Home	20.75 acres	Meridian	\$999,777
Single-Family Home	2.5 acres	Meridian	\$200,000
Single-Family Home	40.0 acres	Sutter	\$550,000
Single-Family Home	22.5 acres	Sutter	\$685,000
Manufactured Home	8.8 acres	Meridian	\$235,000
Multi-Family	3 Homesites	Sutter	\$790,000
Multi-Family	Duplex	Sutter	\$187,769

SOURCE: <http://www.landandfarm.com/search/CA/Sutter-County-land-for-sale/> and <http://www.remax.com/realestatehomesforsale/0passrd-sutter-ca-95982-id109154596.html>, accessed 02/28/13.

⁵ Darin Gale, Personal Communication 11/06/13, Economic Development Manager, Yuba City.

⁶ Holly Shackelford, Personal Communication 11/06/13, Interwest Homes.

Construction Cost

While the cost of construction, including labor and materials, has increased in the last ten years, the percentage that construction labor and materials make up in terms of a single-family residential development has remained generally constant. This increase in cost of construction over the past decade has been partially offset by decreases in the relative percentages of land cost and interest rates. The previous Housing Element noted that in 2008 construction labor and materials comprised between 48 to 56 percent of the major cost components of single-family residence development, and a local developer in 2013 reported that construction costs account for roughly 50 percent or within the range previously cited.⁷

⁷ Holly Shackleford, Personal Communication 11/06/13, Interwest Homes.

CHAPTER 8 **Review of Previous Housing Element**

An important aspect of the Housing Element is an evaluation of achievements under the policies and implementation programs included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs, and to which these programs continue to be relevant to addressing current and future housing needs in Sutter County. The evaluation is required by state law and is the basis for recommended modifications to implementation programs and the establishment of new policies and objectives in the 2013–2021 Housing Element.

8.1 Effectiveness and Progress in Implementation

Sutter County’s previous Housing Element was adopted in 2011 and covered the planning period between 2008 and 2013. The California Department of Housing and Community Development (HCD) found Sutter County’s 2008–2013 Housing Element in compliance with state law.

The following section evaluates the County’s progress in implementing the programs set forth in the 2008–2013 Housing Element. Table 8-1 reproduces the County’s previous Housing Element’s implementation programs along with the overall goal statement and objectives for context. The complete evaluation and analysis of the County’s achievements is included, along with the County’s recommendations for each implementation program in the 2013–2021 Housing Element, as follows:

- Continue Program (i.e., not modified)
- Modify Program Language (i.e., minor changes without changing program intent)
- Modify Program Intent (i.e., changes to program language)
- Delete Program (i.e., not continued)

TABLE 8-1 Review of 2008–2013 Housing Element Accomplishments

Implementation Program	Priority/Timeframe	Progress	County Recommendation
Goal H 1			
Remove governmental constraints, address accessibility needs, and provide a regulatory framework to encourage a variety of housing types that accommodate all income groups.			
Policy H 1.1 Permit Second Residential Units. Continue to permit second residential units in the R-1 single-family residential zone.			
H 1.1-1 Process second residential units by zoning clearance as implemented by the Sutter County Zoning Code.	Ongoing	The County allows, by zoning clearance, second units in single-family residential zones as implemented by Zoning Code Sections 1500-2212 (development standards) and 1500-8018(e)3 (specific standards). A zoning clearance is a ministerial action processed by County staff at the Planning Division’s public counter to ensure proper tracking and minimum statewide and County standards are met.	Continue Program
Policy H 1.2 Single-Room Occupancy Units. Support housing needs for extremely low income households.			
H 1.2-1 Explore the feasibility of preserving and rehabilitating existing residential buildings in Sutter County suitable for single-room occupancy (SRO) units, and consider providing funding sources and/or regulatory relief to assist nonprofit developers in constructing and/or preserving SRO facilities.	2011	The feasibility of preserving or rehabilitating existing residential buildings in the County is unknown and funding sources are unidentified. The County supports SRO units and encourages the development as an affordable housing option for residents.	Continue Program

CHAPTER 8: REVIEW OF PREVIOUS HOUSING ELEMENT
8.1: Effectiveness and Progress in Implementation

TABLE 8-1 Review of 2008–2013 Housing Element Accomplishments			
Implementation Program	Priority/Timeframe	Progress	County Recommendation
<p>Policy H 1.3 Grant Density Bonuses. Continue to encourage the use of the density bonus provisions in development applications proposing ten (10) or more dwelling units pursuant to the County's Affordable Housing Program and state law.</p>			
<p>H 1.3-1 Adhere to the developmental densities as stated in the Land Use Element of the General Plan and grant density bonuses exceeding General Plan densities in accordance with state law and the County's Affordable Housing Program as implemented by County Code Sections 1600-400 and 1610. Promote density bonuses to the development community through brochures, direct fliers, and County website announcements.</p>	<p>Ongoing</p>	<p>The County encourages the development of affordable housing through density bonuses and grants density bonuses pursuant to the County's Affordable Housing Ordinance and state law as implemented by County Code Sections 1600-400 and 1610.</p> <p>During the 2008–2013 Housing Element planning period, the County did not receive any development applications that requested a density bonus.</p>	<p>Continue Program</p>
<p>Policy H 1.4 Permit Mobile Homes. Continue to permit mobile homes on individual residential lots on permanent foundations in accordance with state law.</p>			
<p>H 1.4-1 Process mobile home applications as a permitted use within any "R" District in the same manner as conventional residential structures, provided the mobile home meets the following requirements of the Sutter County Zoning Code:</p> <ol style="list-style-type: none"> 1. Certified under the National Mobile Home Construction and Safety Act of 1974. 2. Placed upon a permanent foundation approved by the County's Building Program. 3. Complies with all yard, off-street parking, and density requirements of the "R" District with the same performance standards as a conventional residential structure. 4. Is less than 10 years old from the date of manufacture to the date of installation. 	<p>Ongoing</p>	<p>Sutter County allows, by right, mobile homes as implemented by the Sutter County Zoning Code. The County supports mobile home development as an affordable housing option for residents.</p>	<p>Continue Program</p>

TABLE 8-1 Review of 2008–2013 Housing Element Accomplishments

Implementation Program	Priority/Timeframe	Progress	County Recommendation
Policy H 1.5 Allow Mobile Home Parks. Continue to allow mobile home parks on minimum 5 acre parcels.			
H 1.5-1 Process mobile home park applications allowable by use permit within any "R" District subject to design review by the Planning Commission and development standards for mobile home parks contained in the Sutter County Zoning Code.	Ongoing	Sutter County allows mobile home parks as implemented by the Sutter County Zoning Code. The County has very few mobile home park developments.	Continue Program
Policy H 1.6 Permit Emergency Shelters and Transitional and Supportive Housing. Accommodate the development of special needs housing including emergency shelters and transitional housing.			
H 1.6-1 Amend the Sutter County Zoning Code to permit emergency shelters by right without a conditional use permit or other discretionary action in the R-4 District and specify a use definition in accordance with state law and the California Health and Safety Code. Emergency shelters will not be subject to additional development standards, processing, or regulatory requirements beyond what applies to residential or commercial development within the R-4 District.	2011	In compliance with SB 2, Sutter County has amended the Sutter County Zoning Code to permit emergency shelters by right without a conditional use permit or other discretionary action in the R-4 District and has specified a use definition in accordance with state law and the California Health and Safety Code.	Modify Program Intent
H 1.6-2 Amend the Sutter County Zoning Code to permit transitional and supportive housing by right without a conditional use permit or other discretionary action in all residential districts and specify a use definition in accordance with state law and the California Health and Safety Code. Transitional and supportive housing will be considered a residential use and will be subject to only those restrictions that apply to residential uses in residential districts.	2011	In compliance with SB 2, Sutter County has amended the Sutter County Zoning Code to permit transitional and supportive housing by right without a conditional use permit or other discretionary action in the R-3 and R-4 Districts and has specified a use definition in accordance with state law and the California Health and Safety Code.	Modify Program Intent

CHAPTER 8: REVIEW OF PREVIOUS HOUSING ELEMENT
8.1: Effectiveness and Progress in Implementation

TABLE 8-1 Review of 2008–2013 Housing Element Accomplishments			
Implementation Program	Priority/Timeframe	Progress	County Recommendation
H 1.6-3 Rezone APN 17-066-021 from R-1-A to R-4 zoning to be consistent with its current HDR land use designation.	2011	The Sutter County Board of Supervisors denied the action to rezone APN 17-066-021. The County is returning APN 17-066-021 back to its original land use designation of LDR and will re-designate a new site under the 2013-2021 Housing Element to fulfill the SB 2 requirement of providing for an emergency shelter site.	Modify Program Intent
Policy H 1.7 Conversions of Mobile Home Parks. Approve the conversion of mobile home parks to other nonresidential uses or to mobile home subdivisions only when adequate opportunity for relocation is available and project proponents have made reasonable provisions for the relocation of existing tenants.			
H 1.7-1 Enforce Mobile Home Park Conversions Section 1600-400(d) of the Sutter County Affordable Housing Program to address the affordability of mobile home parks converted to subdivisions or cooperative parks. Require that 5 percent of the spaces or lots within the mobile home subdivision or stock cooperative park be available at sale prices or rental rates affordable to target income group (TIG) households.	Ongoing	The County enforces the Mobile Home Park Conversions section of the Sutter County Affordable Housing Program. There were no conversions requests during the 2008–2013 Housing Element planning period.	Continue Program
Policy H 1.8 Conversion of Rental Housing. Approve the conversion of rental housing structures to condominiums only when adequate alternative rental housing is available, when the structures are judged to meet acceptable health and safety standards, and when project proponents have made reasonable provisions for the relocation of existing tenants.			
H 1.8-1 Amend the Sutter County Code to provide condominium conversion requirements tied to vacancy rates of other rental units and to health and safety standards for the conversion of existing rental housing to condominiums.	2011	The County did not carry out implementation of H 1.8-1 during the 2008–2013 Housing Element cycle. The County intends to implement this program under the 2013-2021 cycle with the review, and amendment as appropriate, of the Sutter County Code for California Government Code compliance regarding condominium conversions.	Modify Program Language

TABLE 8-1 Review of 2008–2013 Housing Element Accomplishments

Implementation Program	Priority/Timeframe	Progress	County Recommendation
<p>Policy H 1.9</p>			
<p>Reasonable Accommodations. Provide a reasonable accommodation procedure that is available to individuals with disabilities, their representatives, and housing providers to encourage the development of housing that is accommodating and affordable to persons with disabilities.</p>			
<p>H 1.9-1 Update permit processing actions and amend the County's Zoning and Building Codes, as necessary, in accordance with state law requirements and guidelines set forth in the California Fair Employment and Housing Act (FEHA) to formalize a reasonable accommodations ordinance for housing designed for occupancy by, or with supportive services for persons with disabilities. Reasonable accommodation procedures should not be limited to the installation of accessibility improvements, and should provide exception to broader zoning and land use for maintenance, improvement, and development of housing for persons with disabilities. Ensure information is clear and available to Sutter County residents on the process for requesting a reasonable accommodation.</p>	<p>2012</p>	<p>Sutter County has updated its permit processing actions and amended the County's Zoning and Building Codes in accordance with state law requirements and guidelines set forth in the California Fair Employment and Housing Act (FEHA) to formalize a reasonable accommodations ordinance.</p>	<p>Modify Program Intent</p>

CHAPTER 8: REVIEW OF PREVIOUS HOUSING ELEMENT
8.1: Effectiveness and Progress in Implementation

TABLE 8-1 Review of 2008–2013 Housing Element Accomplishments			
Implementation Program	Priority/Timeframe	Progress	County Recommendation
Policy H 1.10 Universal Design and Visitability Standards. Support Sutter County seniors who choose to “age in place” with residential universal design and visitability standards.			
H 1.10-1 Consider establishing standards for universal design and visitability for new construction and/or substantial rehabilitation of single-family and/or multi-family residential units. Residential visitability features such as zero-step entries, wider doorways, bathroom walls reinforced to permit installation of grab bars, and electrical receptacles reachable by individuals with mobility impairments enable people to remain living in their existing homes as they age rather than having to move to a nursing home or long-term care facility.	2013	The County enforces standards under Chapter 11.A of the Sutter County Building Code for universal design and visitability for new construction and/or substantial rehabilitation of single-family and/or multi-family residential units.	Modify Program Intent
Policy H 1.11 Remove Governmental Constraints. Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of affordable housing and housing for persons with special needs.			
H 1.11-1 Amend the County’s Zoning Code definition of “family” to be consistent with federal and state fair housing laws.	2012	Sutter County anticipates its Zoning Code update will be adopted by the Board of Supervisors in 2014. Included in the update will be a revised definition of “family” that is consistent with federal and state fair housing laws.	Continue Program
Policy H 1.12 Water and Sewer Service Priority for Affordable Housing. Support all public and private water and sewer providers serving Sutter County in granting priority for service allocations to proposed developments that include housing units affordable to lower income households.			
H 1.12-1 Provide a copy of the adopted Sutter County Housing Element in accordance with state law to all water and sewer providers serving Sutter County.	Upon adoption of the Housing Element	The County provided a copy of the adopted 2008-2013 Sutter County Housing Element in accordance with state law to all water and sewer providers serving Sutter County.	Continue Program

TABLE 8-1 Review of 2008–2013 Housing Element Accomplishments

Implementation Program	Priority/Timeframe	Progress	County Recommendation
<p>Goal H 2 Provide for an adequate supply of new housing to meet the needs of present and future Sutter County residents incorporating a variety of housing types and densities that accommodate all income groups including extremely low income households.</p>			
<p>Policy H 2.1 Affordable Housing Program. Require all new residential development projects (rental and ownership) of 10 or more dwelling units to provide housing for very low, low, and moderate income households.</p>			
<p>H 2.1-1 Continue to enforce Sutter County Code, Chapter 1600, Affordable Housing Program, which requires for-sale residential developments to set aside 5 percent (5.0%) of the for sale units at an affordable price to moderate or low income households and rental residential developments to set aside 5 percent (5.0%) of the units at affordable rents for very low and low income households. Continue to provide the following incentives for the development of the affordable units:</p> <ul style="list-style-type: none"> ■ Fee Waivers or Reductions ■ Density Bonus ■ Reduced Design and Development Standards ■ Infrastructure Improvements ■ Priority or Fast Track Processing ■ Technical and Financial Assistance 	<p>Ongoing</p>	<p>The Affordable Housing Ordinance was established in 1995. The County's Development Services Department enforces the Ordinance and provides oversight to applicants regarding when a project triggers the requirement. During the 2008–2013 Housing Element planning period, no projects triggered the Affordable Housing Program. To-date, two projects have triggered the affordable requirement. The first was a subdivision project that yielded 4 affordable units and was subsequently annexed into the City of Yuba City. The second was the Sutter Pointe Specific Plan, which set an affordable housing goal requirement of 875 total affordable units (60% affordable to very low and low income and 40% affordable to moderate income).</p>	<p>Continue Program</p>
<p>Policy H 2.2 Accommodate Fair Share Housing Needs. Continue to support actions to accommodate Sutter County's fair share of regional housing needs.</p>			
<p>H 2.2-1 Review and incorporate SACOG's five-year planning period Regional Housing Needs Allocation (RHNA) into the Housing Element.</p>	<p>Not less than every five (5) years, with the update of the Housing Element</p>	<p>The 2008–2013 Housing Element includes the revised regional housing needs fair share allocation data.</p>	<p>Modify Program Language</p>

CHAPTER 8: REVIEW OF PREVIOUS HOUSING ELEMENT
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TABLE 8-1 Review of 2008–2013 Housing Element Accomplishments

Implementation Program	Priority/Timeframe	Progress	County Recommendation
<p>Policy H 2.3 Adequate Supply of Land Suitable For Housing. Identify and maintain an adequate supply of residential land with appropriate zoning classifications, land use designations, development standards, infrastructure, and public services to accommodate all income groups including extremely low, very low, low, and moderate income households.</p>			
<p>H 2.3-1 Review the General Plan’s residential holding capacity to ensure sufficient land area is zoned appropriately to meet the anticipated housing needs for the five-year planning period. When the availability of appropriately zoned land falls below the five-year inventory to meet the needs, by income group, initiate amendments to increase the supply of appropriately zoned land.</p>	<p>Annually, concurrent with the Annual Report to the Board of Supervisors, or as needed with a General Plan amendment or annexation</p>	<p>The County’s Development Services Department periodically reviews the urban area’s residential holding capacity. At a minimum the Department reviews and updates the residential holding capacity with each General Plan amendment (including annexations). Specifically, Table 3-4 (General Plan Development Capacity) of the 2030 General Plan is updated to reflect the current land area of each designation after a General Plan amendment. During the 2008–2013 Housing Element planning period, the Development Services Department determined the ten-year supply of residential land, by housing income group, and continues to show sufficiency.</p>	<p>Modify Program Language</p>
<p>H 2.3-2 Review the County’s vacant land inventory to ensure sufficient vacant land is available, especially for lower income households, to meet the anticipated housing needs for the five-year planning period. When the availability of vacant land falls below the five-year inventory to meet the needs, by income group, initiate amendments to increase the supply of suitable vacant land.</p>	<p>Annually, concurrent with the Annual Report to the Board of Supervisors, or as needed with a General Plan amendment or annexation</p>	<p>The County’s Development Services Department, when processing General Plan amendments (including annexations), inventories the County’s vacant residential land to ensure there is adequate single- and multiple-family housing within the County’s urban areas to accommodate the estimated land supply need. This review has not indicated any loss of the residential land needed during the 2008–2013 Housing Element planning period and continues to show sufficiency.</p>	<p>Modify Program Language</p>
<p>H 2.3-3 Rezone APN 17-066-003 from R-1-A to R-3 zoning to be consistent with its current MDR land use designation. Multi-family housing is allowed by right in the R-3 District and would not require a conditional use permit or other discretionary action.</p>	<p>2011</p>	<p>The Sutter County Board of Supervisors denied the action to rezone APN 17-066-003 from R-1-A to R-3 zoning to be consistent with its current MDR land use designation. The County will rezone new appropriate site(s) under the 2013-2021 Housing Element with the objective of accommodating the County’s 2008-2013 roll over and 2013-2021 RHNA for adequate sites.</p>	<p>Modify Program</p>

TABLE 8-1 Review of 2008–2013 Housing Element Accomplishments

Implementation Program	Priority/Timeframe	Progress	County Recommendation
Policy H 2.4 RHNA Transfers Due to Annexations. Work with annexing jurisdictions to transfer the County's Regional Housing Needs Allocation (RHNA).			
H 2.4-1 With each annexation, draft conditions with the annexing jurisdiction acknowledging the transfer of RHNA from the County to the annexing jurisdiction. The Local Agency Formation Commission (LAFCo) resolution approving the annexation will contain the RHNA transfer conditions including the number of housing units, by income group, which are being transferred.	Ongoing, with each applicable annexation	During the 2008–2013 Housing Element planning period there were no annexations that warranted drafting conditions acknowledging the transfer of RHNA from the County to the annexing jurisdiction.	Continue Program
H 2.4-2 Amend the Housing Element to reflect changes in the County's RHNA based on the transfer of units due to annexations.	Following effective date of annexation	Not applicable, see H 2.4-1 above.	Continue Program
Goal H 3 Provide opportunities for agricultural housing while preserving rural land for agricultural uses.			
Policy H 3.1 Homesites. Allow a landowner to create a homesite parcel on an agricultural parcel consistent with General Plan policies.			
H 3.1-1 Process homesite parcel requests in accordance with the General Plan Agricultural Resources Element Policy AG 1.8.	Ongoing	Sutter County processed and approved homesite parcel requests during the 2008–2013 Housing Element planning period.	Continue Program
Policy H 3.2 Temporary Secondary Housing. Allow temporary secondary housing (i.e., mobile homes) in agricultural areas for agricultural caretakers or for family members needing care because of health reasons.			
H 3.2-1 Process on a project-by-project basis with review and action in accordance with applicable Sutter County Zoning Code Sections governing the temporary establishment of secondary housing for caregivers or caretakers.	Ongoing	The County reports applications are received on a regular basis governing the temporary establishment of secondary housing for caregivers or caretakers and are predominantly approved.	Continue Program

CHAPTER 8: REVIEW OF PREVIOUS HOUSING ELEMENT
8.1: Effectiveness and Progress in Implementation

TABLE 8-1 Review of 2008–2013 Housing Element Accomplishments

Implementation Program	Priority/Timeframe	Progress	County Recommendation
<p>Policy H 3.3 Affordable Farmworker Housing. Promote opportunities for farmworkers and their families to obtain safe and decent affordable housing by collaboration with agricultural employers, nonprofit housing developers, service providers, and governmental agencies.</p>			
<p>H 3.3-1 Allow agricultural employee housing, which complies with Health and Safety Code Section 17021.5, accommodating six or fewer employees (e.g., mobile homes) as a residential use in any “R” District.</p>	<p>Ongoing</p>	<p>Permitted in accordance with the density standards of the zone district. The County estimates an average of one mobile home permit per year for agricultural employees and/or agricultural employee family housing.</p>	<p>Continue Program</p>
<p>H 3.3-2 Allow agricultural employee housing, which complies with Health and Safety Code Section 17021.6, accommodating no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single-family or household in the agricultural area.</p>	<p>Ongoing</p>	<p>Permitted in accordance with the density standards of the zone district. During the 2008–2013 Housing Element planning period there were no applications for or new construction of agricultural employee housing of this type.</p>	<p>Continue Program</p>
<p>H 3.3-3 Allow agricultural employee family housing by building permit in agricultural areas for employees employed on the premises which complies with the density of the General Plan.</p>	<p>Ongoing</p>	<p>Permitted in accordance with the density standards of the zone district.</p>	<p>Continue Program</p>
<p>H 3.3-4 Allow agricultural employee family housing that exceeds the density allowed by the General Plan by use permit for agricultural caretakers employed upon the premises or for on-site or off-site farm labor housing, including farm labor camps. The Regional Housing Authority of Sutter and Nevada Counties is the responsible agency that administers existing housing developments reserved for migrant farmworker families.</p>	<p>Ongoing</p>	<p>Implemented by Zoning Code in each agricultural district. The Regional Housing Authority of Sutter and Nevada Counties provides land and manages the County’s farmworker housing. Richland Housing consists of 180 permanent year round farm labor housing units (50 two-bedrooms, 118 three-bedroom, and 12 four-bedroom units) operated through the United States Department of Agriculture (USDA) Rural Development. The Yuba City Seasonal Migrant Center includes 79 units (62 two-bedroom and 17 three-bedroom units) operated through the state Office of Migrant Services (OMS) between May 1 and the end of October.</p>	<p>Continue Program</p>

TABLE 8-1 Review of 2008–2013 Housing Element Accomplishments

Implementation Program	Priority/Timeframe	Progress	County Recommendation
<p>H 3.3-5 Continue to allow farmworker housing projects (i.e., farm labor camps typically between 50 and 200 units consisting of two-, three-, and four-bedrooms) in the agricultural area by use permit when funded by federal, state, or local trust fund sources and when managed by a private, nonprofit corporation or the Regional Housing Authority of Sutter and Nevada Counties.</p>	Ongoing	Implemented by Zoning Code in each agricultural district. The Housing Authority is in progress on a 180 unit farmworker housing rehabilitation project at Richland Housing and in the pre-development stages of an approximately 10 unit ADA fully accessible new construction project of farmworker housing using USDA-Rural Development funds and also state farmworker Grant funds.	Continue Program
<p>H 3.3-6 Identify potential farmworker housing sites and funding mechanisms, pursue funding, and work with nonprofit developers who provide new construction or rehabilitated units for both migrant and permanent farmworkers and their families.</p>	2012	The County supports farmworker housing for both migrant and permanent farmworkers and their families. The County works with the Regional Housing Authority of Sutter and Nevada Counties in meeting the needs of farmworkers. The identification of potential farmworker housing sites and funding is ongoing.	Modify Program Language
<p>H 3.3-7 Promote farmworker housing programs and opportunities through County website and quarterly public service announcements, brochures at appropriate County offices and service centers, and through participation in Yuba City's annual Housing Fair.</p>	Ongoing	The County continues to support the work of the Regional Housing Authority of Sutter and Nevada Counties with their promotion of farmworker housing programs and opportunities.	Modify Program Intent
<p>H 3.3-8 Work with the Regional Housing Authority of Sutter and Nevada Counties to conduct a survey of agricultural employers and service providers and an inventory of existing farmworker housing to more accurately determine farmworker housing needs.</p>	2012	The County continues to work with the Regional Housing Authority of Sutter and Nevada Counties on farmworker housing needs. A survey was not conducted during the 2008-2013 Housing Element planning period.	Continue Program

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TABLE 8-1 Review of 2008–2013 Housing Element Accomplishments

Implementation Program	Priority/Timeframe	Progress	County Recommendation
<p>H 3.3-9 Work with the Regional Housing Authority of Sutter and Nevada Counties to designate a farmworker housing coordinator at the Housing Authority who will be available to assist the County in carrying out the implementation measures contained in Housing Element under Policy H 3.3.</p>	<p>2011</p>	<p>The Regional Housing Authority of Sutter and Nevada Counties staff manages the County's farmworker housing programs. The Authority has designated a farmworker housing manager that specifically oversees farmworker housing programs.</p>	<p>Modify Program Intent</p>
<p>Goal H 4 Ensure that new housing in Sutter County is safe and sanitary and receives public services adequate to support the level of development.</p>			
<p>Policy H 4.1 New Construction Meets Codes. Require all new residential development projects to comply with all existing applicable codes including, but not limited to; Building, Fire, Health, Public Works, and Zoning.</p>			
<p>H 4.1-1 Review all new housing development projects to ensure housing construction meets all existing codes.</p>	<p>Ongoing, during the development approval process</p>	<p>The County's Development Services Department provides oversight through the building permit process to assure compliance with all codes.</p>	<p>Continue Program</p>
<p>Policy H 4.2 Housing within County's SOI. Require all new housing within Sutter County's cities' spheres of influence (SOI) to provide all public services and improvements consistent with adopted development policies.</p>			
<p>H 4.2-1 Review all new housing development projects within the City of Yuba City and City of Live Oak spheres of influence to ensure all public services and improvements are provided.</p>	<p>Ongoing, during the development approval process</p>	<p>The County requires all housing projects within the Yuba City and Live Oak spheres of influence pay infrastructure impact fees. This requirement is implemented through the Countywide Impact Fee Ordinance (February 1997, County Code Section 1360 et. al.).</p>	<p>Continue Program</p>
<p>Policy H 4.3 Housing within County Unincorporated Areas. Require all new housing within Sutter County's unincorporated areas to pay development impact fees consistent with adopted development policies.</p>			
<p>H 4.3-1 Review all new housing development projects within the County's unincorporated areas to ensure development impact fees are paid.</p>	<p>Ongoing, during the development approval process</p>	<p>The County requires all housing projects within the County's unincorporated area provide all public services, improvements, and fees as part of the development approval process.</p>	<p>Continue Program</p>

TABLE 8-1 Review of 2008–2013 Housing Element Accomplishments

Implementation Program	Priority/Timeframe	Progress	County Recommendation
<p>Goal H 5 Conserve and improve existing housing in Sutter County to ensure safe and sanitary conditions.</p>			
<p>Policy H 5.1 Conserve and Improve Existing Housing. Assist in the conservation and improvement of existing housing that, to the extent possible, results in a safe, sanitary, and livable environment.</p>			
<p>H 5.1-1 Conduct a housing condition survey to identify areas of housing deterioration and blight and to determine the number of Sutter County's housing units that are in need of rehabilitation or replacement.</p>	<p>Every other Housing Element planning cycle, or as determined by need</p>	<p>The County's last housing conditions survey was conducted in 1999. A survey was not conducted during the 2008–2013 Housing Element planning cycle, as there has not been a demonstrated need. The County has no plans to conduct a survey at this time; however, when the need is identified, the County will work with the Regional Housing Authority of Sutter and Nevada Counties to complete the housing conditions assessment.</p>	<p>Modify Program Intent</p>
<p>H 5.1-2 Respond to the Community Development Block Grant (CDBG) Program Notice of Funding Availability by an annual review of eligibility dependent on expenditure of Economic Development and Housing Rehabilitation funds from the previous cycle. If eligible, apply for a housing rehabilitation grant to fund the County's Owner-Occupied Housing Rehabilitation Program, and if awarded, target low income households and promote through informational brochures, posters, and County website announcements.</p>	<p>Annually</p>	<p>In 2005, the County in association with the Regional Housing Authority of Sutter and Nevada Counties applied for and received a \$1.5M 2004 CDBG Housing Rehabilitation Grant which was used for the County's Owner-Occupied Housing Rehabilitation Program. This grant is closed.</p> <p>The County received a 2010 HOME Program grant in the amount of \$780,000 and is also using these funds for the County's Owner-Occupied Housing Rehabilitation Program. There were three loans provided between 2010 and 2013 under the HOME program totaling approximately \$121,000. One went to a low income household of 5, other to a very low income household of 2, and another loan went to a low-income household of 1.</p> <p>Historically, between the CDBG and HOME funds, the County has typically awarded three to four loans per year averaging approximately \$45,000 per loan.</p> <p>The County promotes its grants through brochures, direct fliers, posters, and webpage announcements in English and Spanish and has Punjabi information available.</p>	<p>Continue Program</p>

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TABLE 8-1 Review of 2008–2013 Housing Element Accomplishments

Implementation Program	Priority/Timeframe	Progress	County Recommendation
<p>H 5.1-3 Enforce County Building, Fire, Health, and Zoning Codes through the County's complaint based Code Enforcement Program to improve blighted, deteriorated, and dilapidated housing.</p>	<p>Ongoing</p>	<p>The County uses building, fire, health, and zoning codes through code enforcement to remedy blighted, deteriorated, and dilapidated housing. This is done on an individual dwelling unit basis based on citizen complaints.</p> <p>In 2009, the County joined with the cities of Yuba City and Live Oak to apply for a \$1.7M Neighborhood Stabilization Program Grant. The grant was awarded in 2010 and allowed the Housing Authority to purchase foreclosed homes and recondition them to be rented to low and moderate income households. A total of 9 homes (5 in Yuba City, 3 in Live Oak, and 1 in the unincorporated County area) were purchased, reconditioned, and sold to households earning less than 80 percent of the area median income. These homes now have 20-year affordability covenants.</p>	<p>Continue Program</p>
<p>Goal H 6 Support the Regional Housing Authority of Sutter and Nevada Counties and other nonprofit and private affordable housing providers in the County.</p>			
<p>Policy H 6.1 Relationship with Housing Authority. Work cooperatively with the Housing Authority and provide assistance as needed in efforts to continue to develop, administer, and provide County housing assistance and rehabilitation programs for lower income Sutter County residents, including extremely low income households.</p>			
<p>H 6.1-1 Support the Regional Housing Authority of Sutter and Nevada Counties in its applications for the development of safe and decent housing for very low and low income families, seniors, and disabled persons, through temporary rental assistance, the rehabilitation of existing properties, and the acquisition of new properties.</p>	<p>Ongoing</p>	<p>The County continues to work closely with the Housing Authority to apply for grants that promote safe and decent housing for low income, senior, and disabled households.</p>	<p>Continue Program</p>

TABLE 8-1 Review of 2008–2013 Housing Element Accomplishments

Implementation Program	Priority/Timeframe	Progress	County Recommendation
H 6.1-2 Develop an action plan with the Regional Housing Authority of Sutter and Nevada Counties and other nonprofit partners to assist and facilitate the development of housing for extremely low income households. Activities within the action plan may include assisting with site identification and acquisition, local financial resources, and assisting and streamlining entitlements.	2011	Due to staff resources, an action plan was not developed, but the County continues to work closely with the Regional Housing Authority of Sutter and Nevada Counties on opportunities to provide housing assistance to the community including extremely low income households.	Modify Program Intent
H 6.1-3 Adopt an appropriate resolution, when requested by the Housing Authority, supporting an increase of locally administered Section 8 housing program units.	Ongoing	The County supports the Regional Housing Authority of Sutter and Nevada Counties in the application process to request additional Section 8 rental vouchers for Sutter County including the incorporated cities. The number of Section 8 vouchers in the unincorporated County area declined between 2009 and 2012 from 19 to 13 vouchers.	Continue Program
H 6.1-4 Continue to support the Housing Authority when applying for Community Development Block Grant (CDBG) program funding.	Ongoing	The County continues to work closely with the Regional Housing Authority of Sutter and Nevada Counties on all aspects of housing assistance and supports the Housing Authority when applying for Community Development Block Grant program funding including Planning/Technical Assistance Grants. No new CDBG funding was secured by the County during the 2008-2013 Housing Element planning period.	Continue Program
Policy H 6.2 Relationship with Other Nonprofit and Private Housing Providers. Work cooperatively with other nonprofit and private affordable housing providers to develop, administer, and provide affordable housing.			
H 6.2-1 Encourage the provision of target income housing (TIG) through cooperation with housing providers, focusing on Sites 20 and 21 in the Yuba City SOI and Sites 9 and 10 in the Live Oak SOI (Table 3-1) for development of housing affordable to lower income households.	Ongoing	The County does, and will continue to, coordinate target income housing (TIG) cooperation with the Regional Housing Authority of Sutter and Nevada Counties and other nonprofit and private organizations. Sites 20 and 21 in the Yuba City SOI are no longer viable sites for the development of housing affordable to lower income households. Sites 9 and 10 in the Live Oak SOI continue to be available and suitable.	Modify Program Language

CHAPTER 8: REVIEW OF PREVIOUS HOUSING ELEMENT
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TABLE 8-1 Review of 2008–2013 Housing Element Accomplishments

Implementation Program	Priority/Timeframe	Progress	County Recommendation
<p>Goal H 7 Promote equal housing opportunities for all residents of Sutter County.</p>			
<p>Policy H 7.1 Fair Housing. Support the enforcement of laws and regulations prohibiting discrimination in lending practices and the sale or rental of housing.</p>			
<p>H 7.1-1 Provide notice and information on fair housing rights and equal housing opportunity to residents of Sutter County through the County's housing programs, Section 8 applications, other public agencies and nonprofit organizations. Distribute fair housing information through brochures, posters, and County website announcements.</p>	<p>Ongoing</p>	<p>The County and the Regional Housing Authority of Sutter and Nevada Counties disseminate fair housing information in the form of brochures, flyers, and applications as required by grant guidelines (County's Section 8 [Housing Rehabilitation] and Tenant Based Rental Assistance programs). Everyone who applies for grant funds from the County's housing programs receives and signs a fair housing notice informing them of their rights and the County's obligation under the Fair Housing Act. In addition, the County provides notice and information on fair housing in posters and webpage announcements.</p>	<p>Continue Program</p>
<p>H 7.1-2 Refer known incidents of discrimination in lending practices and the sale or rental of housing to the appropriate agency for action (e.g., Sutter County District Attorney, CRLA, and/or Northern California Legal Services). Designate specific County staff functions and administrative procedures for processing complaints pertaining to discriminatory housing practices.</p>	<p>Ongoing</p>	<p>The County is not aware of any specific discrimination practices or incidents that have taken place. If reported or found, the County and the Regional Housing Authority of Sutter and Nevada Counties staff will refer any incidents of discrimination to the appropriate agency.</p>	<p>Continue Program</p>
<p>H 7.1-3 Prohibit the enactment or administration of ordinances that discriminate against Sutter County residents because of race, sex, religion, ancestry, national origin, color, marital status, sexual orientation, age, or disability.</p>	<p>Ongoing</p>	<p>The County prohibits the enactment or administration of ordinances that discriminate and will not participate or knowingly discriminate against residential development or emergency shelters because of race, sex, religion, national origin, marital status, age, or handicap of its owners or intended occupants in any fashion.</p>	<p>Continue Program</p>

TABLE 8-1 Review of 2008–2013 Housing Element Accomplishments

Implementation Program	Priority/Timeframe	Progress	County Recommendation
Goal H 8			
Improve the energy efficiency of Sutter County's existing and new housing stock.			
Policy H 8.1 State Law Compliance. Ensure that all new development complies with state law regarding energy conservation.			
H 8.1-1 Implement state requirements for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures with respect to siting of buildings, landscaping, and solar access through development incentives such as flexibility in design and development standards.	Ongoing	Implementation of energy conservation measures occur through Sutter County Building Code requirements and the County's Climate Action Plan (CAP).	Continue Program
Policy H 8.2 Energy Conservation through Rehabilitation. Promote home energy conservation, particularly for lower income households, through the rehabilitation of the existing housing stock.			
H 8.2-1 Continue to support and facilitate eligible properties to participate in PG&E's and the Community Resource Project's (CRP) home energy conservation programs including home weatherization, home energy audits, lead-abatement, and minor home repair programs. Promote home energy conservation programs through informational brochures and County website announcements that target lower income households.	Ongoing	The County, along with the Regional Housing Authority of Sutter and Nevada Counties, facilitates and supports cooperative programs administered by PG&E and CRP through client referrals. Information regarding contacts for home weatherization, insulation, and minor home repair is listed on the County's website. The County has not been able to develop brochures or promotional materials.	Modify Program Intent
Policy H 8.3 Energy Efficiency in New Construction. Encourage the use of energy efficient materials, methods, and technology in new construction.			
H 8.3-1 Distribute free information on energy conservation and technology through informational brochures and County website announcements that target residential developers.	Ongoing	Information regarding energy conservation and technology is listed on the County's website. The County has not been able to develop brochures.	Modify Program Intent

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TABLE 8-1 Review of 2008–2013 Housing Element Accomplishments

Implementation Program	Priority/Timeframe	Progress	County Recommendation
<p>Goal H 9 Update the Housing Element and, when appropriate, evaluate the progress in implementing the County's housing programs.</p>			
<p>Policy H 9.1 Housing Element Update. Ensure the Housing Element continues to address the housing needs of existing and future residents.</p>			
<p>H 9.1-1 Update the General Plan Housing Element in accordance with the requirements of state law and with guidance from the California Department of Housing and Community Development (HCD).</p>	<p>Not less than every five (5) years</p>	<p>Sutter County's 2008-2013 Housing Element was certified by HCD (letter dated June 10, 2011), as it was found to be in compliance with the requirements of state law.</p>	<p>Modify Program Language</p>
<p>Policy H 9.2 Annual Progress Report. Annually document the achievements of the County in implementing the Housing Element.</p>			
<p>H 9.2-1 Monitor the performance of the County in the implementation of the Housing Element and prepare a report to the County Board of Supervisors. The report will include program implementation status, local efforts to remove governmental constraints, and progress in achieving the County's RHNA and quantified objectives, including annual building activity. If needed, recommendations for revisions or refinements to the Housing Element will be included in the report.</p>	<p>Annually, April 1</p>	<p>The Development Services Department has seen very little development (i.e., less than 20 were completed or under construction) during the 2008-2013 Housing Element planning period. Staff is in ongoing communication with the Board of Supervisors regarding housing issues, needs, and concerns where applicable. No formal report on Housing Element program implementation status, local efforts to remove governmental constraints, and progress in achieving the County's RHNA and quantified objectives, including annual building activity was presented to the Board of Supervisors annually.</p>	<p>Continue Program</p>
<p>SOURCE: Sutter County Development Services Department and the Regional Housing Authority of Sutter and Nevada Counties, 2013.</p>			

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Appendix A Glossary of Terms

APPENDIX A Glossary of Terms

A

Acre: A unit of land measure equal to 43,560 square feet.

Acreage, Net: The portion of a site exclusive of existing or planned public or private road rights-of-way.

Affordability Covenant: A property title agreement that places resale or rental restrictions on a housing unit.

Affordable Housing: Under state and federal statutes, housing that costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

Age in Place: The desire to continue to live in one's own home while growing older. With more emphasis on aging in place, residential visitability features enable people to remain living in their existing homes rather than having to move to a nursing home or long-term care facility. Benefits encourage opportunities for socialization and less isolation of individuals with disabilities.

Annexation: The incorporation of land area into the jurisdiction of an existing city with a resulting change in the boundaries of that city.

Assisted Housing: Housing that has been subsidized by federal, state, or local housing programs.

At-Risk Housing: Multi-family rental housing that is at-risk of losing its status as housing affordable for low and moderate income tenants due to the expiration of federal, state, or local agreements.

C

California Department of Housing and Community Development (HCD): The state Department responsible for administering state-sponsored housing programs and for reviewing housing elements to determine compliance with state housing law.

Census: The official United States decennial enumeration of the population conducted by the federal government.

Census Block Groups: A subdivision of a census tract, a block group is the smallest geographic unit for which the Census Bureau tabulates sample data. A block group consists of all the blocks within a census tract with the same beginning number.

Census Blocks: A subdivision of a census tract, a block is the smallest geographic unit for which the Census Bureau tabulates 100-percent data. Many blocks correspond to individual city blocks bounded by streets, but blocks – especially in rural areas – may include many square miles and may have some boundaries that are not streets.

Children: The term “children,” as used in tables on living arrangements of children under 18, are all persons under 18 years, excluding people who maintain households, families, or subfamilies as a reference person or spouse.

Citywide Housing Trust Fund (CHTF): This local affordable housing fund is used to support affordable housing production and assistance in the city. Funding sources include in-lieu fees.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas, and facilities are owned by all owners on a proportional, undivided basis.

D

Density: The number of dwelling units per unit of land. Density usually is expressed “per acre,” e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

Density Bonus: The allowance of additional residential units beyond the maximum for which the parcel is otherwise permitted usually in exchange for the provision or preservation of affordable housing units at the same site or at another location.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single-Family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single-family Detached: A dwelling, not attached to any other dwelling, that is designed for and occupied by not more than one family and surrounded by open space or yards.

Dwelling Unit: One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping, and sanitary facilities provided within the unit for the exclusive use of a household.

E

Elderly Household: As defined by HUD, elderly households are one- or two-member (family or nonfamily) households in which the head or spouse is age 62 or older.

Element: A division or chapter of the General Plan.

Emergency Shelter: Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. (California Health and Safety Code Section 50801)

Emergency Shelter Grants (ESG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

Entitlement City: A city that, based on its population, is entitled to receive funding directly from HUD. Examples of entitlement programs include CDBG, HOME, and ESG.

F

Family: One person living alone, or two or more persons related by blood, marriage, or legal adoption, or a group not exceeding five unrelated persons living together as a single housekeeping unit. A family shall also include a foster family home. (Sutter County Zoning Code Section 1500-9850)

Family Group: A family group is any two or more people (not necessarily including a householder) residing together, and related by birth, marriage, or adoption. A household may be composed of one such group, more than one, or none at all. The count of family groups includes family households, related subfamilies, and unrelated subfamilies.

Family Household: A family household is a household maintained by a householder who is in a family (as defined above), and includes any unrelated people (unrelated subfamily members and/or secondary individuals) who may be residing there. The number of family households is equal to the number of families. The count of family household members differs from the count of family members, however, in that the family household members include all people living in the household, whereas family members include only the householder and his/her relatives. See the definition of family.

Fair Market Rent (FMR): Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Rental Program and many other HUD programs and are published annually by HUD.

First-Time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs that differ from non-federally funded programs.

Floor Area Ratio (FAR): The gross floor area of all buildings on a lot divided by the lot area; usually expressed as a numerical value (e.g., a building having 10,000 square feet of gross floor area located on a lot of 5,000 square feet in area has a floor area ratio of 2:1).

G

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing,

Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design and similar local concerns.

Group Quarters: A facility that houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

Growth Management: Techniques used by a government to regulate the rate, amount, location, and type of development.

H

HCD: The state Department of Housing and Community Development.

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance, and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

HOME Program: The *HOME Investment Partnership Act*, Title II of the *National Affordable Housing Act of 1990*. HOME is a federal program administered by HUD that provides formula grants to states and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homeless: Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless).

Household: The US Census Bureau defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a family living in a house is considered a household. Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters.

Household Income: The total income of all the persons living in a household. A household is usually described as very low income, low

income, moderate income, and upper income based upon household size, and income, relative to the regional median income.

Householder: The householder refers to the person (or one of the people) in whose name the housing unit is owned or rented (maintained) or, if there is no such person, any adult member, excluding roomers, boarders, or paid employees. If the house is owned or rented jointly by a married couple, the householder may be either the husband or the wife. The person designated as the householder is the “reference person” to whom the relationship of all other household members, if any, is recorded. The number of householders is equal to the number of households. Also, the number of family householders is equal to the number of families.

Housing Problems: Defined by HUD as a household that (1) occupies a unit with physical defects (lacks complete kitchen or bathroom), (2) meets the definition of overcrowded, or (3) spends more than 30 percent of income on housing cost.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is “project” or “unit” based. In Section 8 rental assistance programs the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be “tenant based.”

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

HUD: See U. S. Department of Housing and Urban Development.

I

Income Category: Four categories are used to classify a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: Very Low (0–50 percent of County median); Low (50–80 percent of County median); Moderate (80–120 percent of County median); and Above Moderate (over 120 percent of County median).

L

Large Household: A household with 5 or more members.

M

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market Rate Housing: Housing that is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Mean (Average) Income: Mean (average) income is the amount obtained by dividing the total aggregate income of a group by the number of units in that group. The means for households, families, and unrelated individuals are based on all households, families, and unrelated individuals, respectively. The means (averages) for people are based on people 15 years old and over with income.

Median Income: The annual income for each household size within a region, which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mobile Home: A structure, transportable in one or more sections, that is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mobility Status: The population was classified according to mobility status on the basis of a comparison between the place of residence of each individual to the time of the March survey and the place of residence 1 year earlier. Non-movers are all people who were living in the same house at the end of the migration period and the beginning of the migration period. Movers are all people who were living in a different house at the end of the period rather than at the beginning. Movers are further classified as to whether they were living in the same or different county, state, region, or were movers from abroad. Movers are also categorized by whether they moved within or between central cities, suburbs, and nonmetropolitan areas of the United States.

Mortgage Revenue Bond (MRB): A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

O

Overcrowding: As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the U.S. Census Bureau. Severe overpayment, or cost burden, exists if gross housing costs exceed 50 percent of gross income.

Own Children: Children in a family (sons and daughters), including stepchildren and adopted children, of the householder. Similarly, "own" children in a subfamily are sons and daughters of the married couple or parent in the subfamily. (All children shown as members of related subfamilies are own children of the person(s) maintaining the subfamily.) For each type of family unit identified in the CPS, the count of "own children under 18 years old" is limited to never-married children; however, "own children under 25" and "own children of any age," as the terms are used here, include all children regardless of marital status. The counts include never-married children living away from home in college dormitories.

P

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Physical Defects: A housing unit lacking complete kitchen or bathroom facilities (U.S. Census definition). Jurisdictions may expand the Census definition in defining units with physical defects.

Planning Period: The time period between the due date for one housing element and the due date for the next housing element.

Projection Period: The time period for which the regional housing need is calculated.

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

R

Reasonable Accommodations: Both the federal Fair Housing Act (FHA) and the California Fair Employment and Housing Act (FEHA) impose an affirmative duty on local governments to make reasonable

accommodations (i.e., modifications or exceptions) in the zoning laws and other land use regulations and practices when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

Regional Housing Needs Assessment (RHNA): The Regional Housing Needs Assessment (RHNA) is based on state of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the SACOG (Sacramento Area Council of Governments) region. These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Related Children: Children in a family, including grown children and all other children under 18 years old in the household who are related to the householder by birth, marriage, or adoption. The count of related children in families was formerly restricted to never-married children. However, beginning with data for 1968 the Bureau of the Census includes ever-married children under the category of related children. This change added approximately 20,000 children to the category of related children in March 1968.

S

Sacramento Area Council of Governments (SACOG): SACOG is a regional planning agency that encompasses six counties: El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba. SACOG is responsible for preparation of the Regional Housing Needs Assessment (RHNA).

Section 8 Rental Voucher/Certificate Program: A tenant-based rental assistance program that subsidizes a family's rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30 percent of household annual income. Households with incomes of 50 percent or below the area median income are eligible to participate in the program.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Single: When used as a marital status category, is the sum of never-married, widowed, and divorced people. "Single," when used in the

context of “single-parent family/household,” means only one parent is present in the home. The parent may be never- married, widowed, divorced, or married, spouse absent.

Small Household: Pursuant to HUD definition, a small household consists of two to four nonelderly persons.

Special Needs Groups: Those segments of the population that have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, handicapped, large families, female-headed households, farmworkers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Subdivision: The division of a lot, tract, or parcel of land in accordance with the Subdivision Map Act (California Government Code Section 66410 et seq.).

Substandard Housing: Housing that does not meet the minimum standards contained in the state Housing Code (i.e., does not provide shelter, endangers the health, safety or wellbeing of occupants). Jurisdictions may adopt more stringent local definitions of substandard housing.

Substandard, Suitable for Rehabilitation: Substandard units that are structurally sound and for which the cost of rehabilitation is considered economically warranted.

Substandard, Needs Replacement: Substandard units that are structurally unsound and for which the cost of rehabilitation is considered infeasible, such as instances where the majority of a unit has been damaged by fire.

Supportive Housing: Housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. (California Health and Safety Code Section 50675.14)

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

T

Tenure: A housing unit is “owned” if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is “owned only if the owner or co-owner lives in it. All other occupied units are classified as “rented,” including units rented for cash rent and those occupied without payment of cash rent.

Transitional Housing and Transitional Housing Development: Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (California Health and Safety Code Section 50675.2)

U

Units In Structure: In the determination of the number of units in a structure, all housing units, both occupied and vacant, were counted. The statistics are presented in terms of the number of occupied housing units in structures of specified size, not in terms of the number of residential structures.

Unmarried Couple: An unmarried couple is composed of two unrelated adults of the opposite sex (one of whom is the householder) who share a housing unit with or without the presence of children under 15 years old. Unmarried couple households contain only two adults.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME, and Section 8, among others.

Z

Zoning: A land use regulatory police power enacted by local government. Zoning district regulations governing lot size, building bulk, placement, and other development standards vary from district to district, but must be uniform within the same district. Each city and county adopts a zoning ordinance specifying these regulations.



ATKINS