City of

Yuba City

2013-2021 Housing Element Update

Public Review Draft, November 2013







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Table of Contents

1 INTRODUCTION 3

Summary of Population and Housing Characteristics 3

2 PUBLIC OUTREACH 5

Public Meetings and Hearings 5

Public Notice 5

Public Comments 6

3 HOUSING NEEDS ASSESSMENT 7

3.1 Population 7

3.2 Households 8

3.3 Local Housing Supply 10

3.4 Employment 17

3.5 Population, Housing, and Job Projections 20

3.6 Income and Housing Costs 21

3.7 Special Needs Groups 26

3.8 At-Risk Units 35

3.9 Energy Conservation 37

4 LAND INVENTORY 41

4.1 Existing Land Uses 41

4.2 Progress Toward Meeting Housing Needs 42

4.3 Opportunity Sites 43

4.4 Lincoln East Specific Plan Area 62

5 HOUSING CONSTRAINTS AND RESOURCES 65

5.1 Governmental Constraints and Resources 65

Local Housing Resources 77

Section 8 Housing Choice Voucher Program 78

5.2 Market Constraints 80

5.3 Environmental Constraints 82

6 PROGRAM ACCOMPLISHMENTS....85

6.1 Review of Policies and Implementing Actions....85

7 QUANTIFIED OBJECTIVES....105

7.1 Quantified Objectives....105

8 HOUSING PROGRAM SCHEDULE, 2013–2021....107

Regulatory Requirements and Incentives....107

Funding....108

Adequate Sites....110

Special Needs Housing....112

Energy Efficiency....115

9 EQUAL HOUSING OPPORTUNITY....117

10 GLOSSARY....119

APPENDIX 1....126

Public Participation....126

1 Introduction

The purpose of the Housing Element is to establish specific goals, policies, and objectives relative to the provision of housing for all economic segments of the community and to adopt an action plan toward this end. State law (Government Code Sections 65580 through 65589) mandates the Housing Element contain the following:

- An assessment of housing needs, an inventory of resources, and an analysis of constraints to housing development.
- The City's goals, quantified objectives, and policies for maintaining, improving, and developing housing.
- An eight-year housing program for implementing the policies and achieving the goals and objectives identified in the Housing Element.

In accordance with state law, the Housing Element has been updated to be consistent and compatible with other General Plan elements. The principles of the General Plan focus on generating and preserving a mix of housing types in all neighborhoods to ensure that Yuba City remains affordable to all economic segments of the community. Due to the passage of AB 162 relating to flood protection in 2007, the City may be required to amend the Safety and Conservation elements of the General Plan. If amendments are needed, the Housing Element will be amended to be consistent with the Safety and Conservation elements.

Since the 2002–2007 Housing Element, the City has experienced significant residential and nonresidential growth. However, the growth experienced in the first part of the decade has slowed substantially as a result of the decline in the housing market. The 2013–2021 Housing Element update utilizes the 2000 US Census data and US Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data as well as State of California Department of Finance estimates and Sacramento Area Council of Government (SACOG) projections and current market trends to determine current and future housing needs and develop policies, goals and objectives. Much of the information needed to complete the needs assessment in the 2013–2021 Housing Element update was provided in SACOG's "Housing Element Data Profiles" Excel workbook. The workbook, published on December 10, 2012, contains 14 tabs with 24 different groups of information from many sources including the 2000 US Census, 2010 US Census, various Census American Community Survey (ACS) databases and the California Department of Finance.

Summary of Population and Housing Characteristics

Present Population – According to the California Department of Finance (January 2013) the population of the City of Yuba City is 65,841.

Persons per Household – The 2010 Census estimates the average household size as 3.0.

Number of Households – The 2010 Census estimates there are 21,550 households in Yuba City.

Number of Housing Units – The 2010 Census estimates there are 22,706 housing units in Yuba City.

Housing Units by Tenure – The 2010 Census reports that 57 percent of all occupied housing units are owner-occupied units and 43 percent are rental units.

Housing Stock by Unit Type – According to the 2010 Census, 72 percent of housing units are single-family structures (including duplexes and townhouses), approximately 24 percent are multifamily structures (two or more units per structure), and the remaining 4 percent are mobile homes and trailers.

Housing Costs – According to Trulia.com the median priced home in Yuba City as of August 2013 is $185,000. Based on a rental survey conducted in July 2013, average rents range from $600 for a one-bedroom unit to $1,100 for a three-bedroom unit.

Median Income – According to the HUD 2013 Income Limits, the median household income for Sutter County based on a family of four is $59,400.

2 Public Outreach

State law requires the City solicit public participation during the update of the Housing Element. The City must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. Active steps must be taken to inform, involve, and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process.

Public participation assists the jurisdiction with identifying and analyzing existing and projected housing needs in order to preserve, improve, and develop housing for all income segments of the community. To meet the requirements of state law, the City of Yuba City has completed the public outreach and encouraged community involvement as described below.

It should also be noted that the City has several opportunities for public participation with regard to housing and special needs supportive services outside the Housing Element process. The City is a member of the Sutter-Yuba Homeless Consortium and City staff regularly attends the consortium meetings; as a Community Development Block Grant (CDBG) entitlement city, Yuba City annually solicits input from the public regarding housing needs and supportive service needs for special needs populations. These additional efforts, although outside of the actual public participation process for the Housing Element update, provide valuable insight into affordable housing and the housing needs of the homeless and special needs populations. The City has utilized the information obtained through these forums in the development of housing policies and programs.

Public Meetings and Hearings

The City of Yuba City held a public meeting with the Planning Commission on November 13, 2013, to solicit public input and encourage public participation in the Housing Element update.

The November 13 meeting was attended by City of Yuba City staff, City Planning Commissioners and representatives from FREED Center for Independent Living and California Rural Legal Services (CRLA). The meeting included a general discussion of the Housing Element process, the land inventory analysis and input on administration of programs and services for housing during the previous Housing Element planning period and how they are addressed by proposed Housing Element programs for the 5th cycle planning period.. Several revisions were made to the Draft Housing Element in response to the comment letter submitted by CRLA.

On January 22, 2014, the Planning Commission held a public hearing to consider recommending adoption of the draft 2013–2021 Housing Element to the City Council. The meeting notice invited the public to provide comments on the Housing Element. **[description of hearing to be completed after it takes place]**

On February 18, 2014, the City Council held a public hearing to consider the draft 2013–2021 Housing Element for adoption. The meeting notice invited the public to provide comments on the Housing Element. **[description of hearing to be completed after it takes place]**

Public Notice

Throughout the update process, the City continued to encourage public comments. On November 3, 2013 a public notice was placed in the Yuba-Sutter *Appeal-Democrat* to inform the public of the draft 2013–2021 Housing Element update public comment period and solicit public comment. The City also posted

the notice of the availability of the draft Housing Element on the City's website, and all those who were originally notified about the public meeting for the Housing Element held in November were notified of the availability of the draft Housing Element.

Response to Input Received

The City has responded to input received so far on the Public Review Draft Housing Element as follows:

- A comment noted that City fees are a constraint to development. The Draft Housing Element concludes that the fees are lower or comparable to other fees in the region. In addition, language has been added to note that fees for infill projects are reduced by approximately 50 percent.
- A comment noted that there is little support for the use of 80 percent of maximum density for development potential on the sites listed in the land inventory. A table (See Table 4.3-1) showing example projects demonstrating recent multifamily trends and accompanying text have been added to the draft to support the 80 percent assumption.
- A comment noted that Table 3.3-1 shows zero migrant housing units in the City of Yuba City while text on pages 32 and 98 describe units available for migrant farmworkers. Table 3.3-1 has been revised to show that 357 migrant units existed in 2010 in Yuba City and text has been added to pages 32 and 98 to cross-reference all of the projects with units available for migrants.

The revisions described above include all revisions needed to address the requirements of state law. The remainder of the comments received were reviewed and no changes were made either due to limited County resources to include additional programs, the comment addressed an issue that is not within the County's purview, or because they were already sufficiently addressed in the Public Review Draft Housing Element.

Public Comments

The City appreciates the efforts of citizens, agencies, and organizations that have taken the time to participate in the Housing Element update.

Verbal comments received are included above in the Public Meetings and Hearings section.

Written comments received to date include:

[to be included after the Draft Housing Element is available for public review and input is received]

All comments received as a result of the City's efforts to encourage public participation in development of the 2013–2021 Housing Element have been taken into consideration and, where appropriate, programs and policies have been incorporated into the Housing Element. The City's actions in response to comments will include the following:

- XXXXXXXX

3 Housing Needs Assessment

This chapter provides demographic and housing market information to evaluate existing and future housing needs. The main purposes of this assessment are to evaluate the effectiveness of existing housing policies and programs and to provide a general direction and focus for future housing, policies, and programs.

3.1 POPULATION

Yuba City's population growth has been strong but variable throughout the 20th and early 21st centuries, more than doubling in the 1920s and growing most quickly thereafter in the post-World War II era (until 1960) and in the 1980s. As shown in Table 3.1-1, the City's population has grown significantly from 36,758 in 2000 to 64,925 in 2010. Based upon California Department of Finance population estimates, Yuba City's population growth continued into 2013 reaching a population of 65,841. Since 2000, the population in Yuba City has increased 77 percent. Significant increases in population growth between 2000 and 2013 can be attributed to continued annexations of land from the Sphere of Influence (SOI), nonresidential growth, and rising housing costs in nearby areas, which attracted households to Yuba City that were seeking more affordable housing.

When compared to neighboring jurisdictions, Yuba City had the largest population growth between 2000 and 2013. Live Oak's population increased 35 percent in the same time period. Both Sutter and Yuba Counties' populations increased by 20 percent while Marysville saw a 2 percent decrease in population.

Table 3.1-1: Population Trends in Yuba City and Neighboring Jurisdictions (2000 to 2013)

Jurisdiction	*Population*			*Absolute Change*	*% Change*
	2000	*2010*	*2013*	*2000-2010*	*2000-2010*
Yuba City	36,758	64,925	65,841	28,167	77%
Live Oak	6,229	8,392	8,341	2,163	35%
Marysville	12,268	12,072	12,250	-196	-2%
Sutter County	78,930	94,737	95,851	15,807	20%
Yuba County	60,219	72,155	73,439	11,936	20%

Source: SACOG 2012, California Department of Finance, E-1 Population Estimates.

Table 3.1-2 shows the estimated distribution of residents by age group within Yuba City. According to the 2010 US Census, 32 percent of Yuba City residents were under the age of 20. The majority of residents (57 percent; 37,001 people) were between the ages of 20 and 64, and constitute the City's workforce-age population. Elderly residents (age 65 or greater) comprised 12 percent of the population. The distribution of age within Yuba City did not change dramatically between 2000 and 2010 with the workforce-age group (age 20 to 64) remaining the largest group and elderly residents also remaining at 12 percent of the population.

Table 3.1-2: Age Distribution in Yuba City (2010)

	2000		*2010*		*2000 to 2010*	
Age Group	*Population*	*Percent of Total*	*Population*	*Percent of Total*	*Absolute Change*	*Percent Change*
Under 5 years	2,981	8%	5,256	8%	2,275	76%
5 – 9 years	3,103	8%	5,115	8%	2,012	65%
10 – 14 years	2,888	8%	4,893	8%	2,005	69%
15 – 19 years	2,747	7%	5,064	8%	2,317	84%
20 – 24 years	2,871	8%	4,616	7%	1,745	61%
25 – 34 years	5,469	15%	9,251	14%	3,782	69%
35 – 44 years	5,337	15%	8,324	13%	2,987	56%
45 – 54 years	4,175	11%	8,323	13%	4,148	99%
55 – 59 years	1,459	4%	3,438	5%	1,979	136%
60 – 64 years	1,240	3%	3,049	5%	1,809	146%
65 – 74 years	2,193	6%	4,059	6%	1,866	85%
75 – 84 years	1,583	4%	2,524	4%	941	59%
85 years and over	712	2%	1,013	2%	301	42%
Total	36,758	100%	64,925	100%	28,167	77%

Note: Items may not sum to total due to rounding.
Source: 2000 US Census, 2010 US Census

According to the 2010 US Census, 62 percent of Yuba City residents were White, 20 percent were Asian, 4 percent were African American, and 3 percent were American Indian or Alaska Native. Twenty-eight percent of all residents were of Latino or Hispanic origin. Some of the people included in the 28 percent may also be included in percentages in the previous sentence.

3.2 HOUSEHOLDS

The number of households in Yuba City increased from 13,290 in 2000 to 21,550 in 2010 according to the US Census, a 62 percent increase. The number of households has grown at a slower rate than the City's population since 2000, due to a rise in average household size. The 2000 Census identifies an average household size of 2.8 compared to an average household size of 3.0 in 2010. The number of housing units increased from 13,912 in 2000 to 33,706 in 2010, a 63 percent increase. Both annual population growth and housing unit construction are not expected to continue at the same growth rates as experienced during the first part of the last decade due to the downturn in the housing market.

Table 3.2-1: Household Growth Trends in Yuba City (2000 and 2010)

	2000	*2010*	*Absolute Change 2000-2010*	*% Change 2000-2010*
Total Population	36,758	64,925	28,167	77%
Total Households	13,290	21,550	8,260	62%
Total Housing Units	13,912	22,706	8,794	63%
Average Household Size	2.8	3.0	0.2	9%

Source: SACOG 2012

In 2010, the largest household type in Yuba City was families. As seen in Table 3.2-2, 73 percent of Yuba City households were families and 52 percent were married couples either with or without children. Female-headed households with children made up eight percent of the City's households, and 27 percent of Yuba City households were non-family households. Thirty-seven percent of households were families with children, a majority of which were married couple families with children. The size of family households increased from 3.28 persons per household in 2000 to 3.5 person per family in 2010. Similarly, the size of all households increased from 2.7 persons per household in 2000 to 3.0 persons per household in 2010.

Table 3.2-2: Household Types in Yuba City (2000 and 2010)

Household Type	*2000*		*2010*		*2000 to 2010*	
	Population	*Percent of Total*	*Population*	*Percent of Total*	*Absolute Change*	*Percent Change*
Family Households	8,947	67%	15,658	73%	6,711	75%
With Own Children	4,877	37%	8,061	37%	3,184	65%
Married Couple Families	6,329	48%	11,277	52%	4,948	78%
With Own Children	3,165	24%	5,537	26%	2,372	75%
Female Householders	1,907	14%	4,682	22%	2,775	146%
With Own Children	1,285	10%	1,755	8%	470	37%
Male Householders	711	5%	10,976	51%	10,265	1,444%
Average Persons per Family	3.28	n/a	3.5	n/a	0.2	6%
Non-family Households	4,343	33%	5,892	27%	1,549	36%
Total Households	13,290	100%	21,550	100%	8,260	62%
Average Persons per HH	2.7	n/a	3.0	n/a	0.3	12%

Note: Items may not sum to total due to rounding.
Source: 2000 and 2010 US Census

3.3 LOCAL HOUSING SUPPLY

According to the 2010 US Census, there were an estimated 23,174 housing units in Yuba City, an increase of 9,250 housing units (66 percent) from the 13,924 housing units reported in the 2000 US Census (see Table 3.3-1). In both 2000 and between 2008 and 2010, most renters lived in single-family homes. According to Table 3.3-3, the most common households sizes in both 2010 and 2000 were two-person households for owner-occupied homes and one-person for renter-occupied. Table 3.3-4 shows that most homeowners in Yuba City were between the ages of 35 and 54 between 2008 and 2010.

Housing Tenure

Table 3.3-1 shows the number of vacant and occupied housing units in Yuba City, as well as the proportion of home ownership and types of vacancies. According to the 2010 US Census, 52 percent of households owned their homes and 39 percent rented. The share of owner-occupied housing units increased from 2000 to 2010 from 47 to 57 percent.

The 2010 US Census reported that the overall housing vacancy rate in Yuba City was seven percent, an increase from four percent in 2000. Of the 1,624 vacant housing units in Yuba City in 2010, the majority (713 units) were for rent.

Table 3.3-1: Housing Units by Tenure in Yuba City (2000 to 2010)

	2000			*2010*		
	Housing Units	*Percent of Occupied*	*Percent of Total*	*Housing Units*	*Percent of Occupied*	*Percent of Total*
Occupied	13,290	100%	93%	21,550	100%	92%
Owner-Occupied	6,293	47%	44%	12,266	57%	52%
Renter-Occupied	6,997	53%	49%	9,284	43%	39%
Vacant	634		4%	1,624	-	7%
For Rent	345		2%	713	-	3%
For Sale Only	127		0.8%	285	-	1%
Rented or Sold, Not Occupied	40		0%	68	-	0.3%
For Seasonal, Recreational, or Occasional Use	67		0%	72	-	0.3%
For Migrant Workers	357		2%	357	-	1%
Other Vacant	55		0%	486	-	1.5%
Total	14,281		100%	23,531	-	100%

Source: SACOG 2012; Yuba City 2013.

Renters by Housing Unit Type

Table 3.3-2 shows what types of homes renters occupied in both 2000 and at the time of the 2008–2010 estimate provided by the US Census. Between 2008 and 2010, 40 percent of renters lived in a single unit, either attached or detached. In 2000, 34 percent of renters lived in the same situation. Program H-B-2 addresses the needs of single-family households by continuing the single-family unit rehabilitation program. The number of renters living in multifamily housing with 10 or more units decreased from 39 to 31 percent of the total renter-occupied housing units. In addition, the number of renters living in mobile homes or other unit types increased significantly between 2000 and 2008-2010 with a 346 percent increase.

Table 3.3-2: Renters in Single-Family and Multifamily Units in Yuba City (2000 and 2008-2010 Estimate)

	2000		*2008-2010 Estimate*		*2000 to 2008-2010 Estimate*	
	Number	*Percent*	*Number*	*Percent*	*Absolute Change*	*Percent Change*
Total Renter Occupied Housing Units	6,991	100%	9,341	100%	2,350	34%
One Unit Detached or Attached	2,381	34%	3,758	40%	1,377	58%
2 - 9 Units	1,809	26%	2,444	26%	636	35%
10 or More Units	2,748	39%	2,898	31%	151	5%
Mobile Home and All Other Unit Types	54	1%	241	3%	187	346%

Source: US Census 2000, US Census 2008-2010 ACS

Household Size by Tenure

The size of households by tenure in Yuba City can be seen for both 2000 and 2010 in Table 3.3-3. In 2010, the largest household size category for owner-occupied households was two-person households. This was also the case in owner-occupied homes in 2000. Overall, the number of owner-occupied homes increased 95 percent between 2000 and 2010. For renter-occupied homes, one-person households were the most numerous household size in both 2000 (17 percent) and 2010 (11 percent).

Table 3.3-3: Household Size by Tenure in Yuba City (2000 and 2010)

Household Tenure and Size	*2000*		*2010*		*2000 to 2010*	
	Number	*Percent of Total*	*Number*	*Percent of Total*	*Absolute Change*	*Percent Change*
Owner-Occupied Household						
1 Person household	1,321	10%	2,336	11%	1,015	77%
2 Person household	2,229	17%	3,938	18%	1,709	77%
3 Person household	953	7%	1,907	9%	954	100%
4 Person household	964	7%	1,922	9%	958	99%
5 Person household	459	3%	1,053	5%	594	129%
6 Person household	206	2%	623	3%	417	202%
7+ Person Household	161	1%	487	2%	326	202%
Total Owner Occupied	6,293	47%	12,266	57%	5,973	95%
Renter-Occupied Household						
1 Person household	2,203	17%	2,417	11%	214	10%
2 Person household	1,771	13%	2,119	10%	348	20%
3 Person household	1,154	9%	1,493	7%	339	29%
4 Person household	933	7%	1,398	6%	465	50%
5 Person household	493	4%	938	4%	445	90%
6 Person household	232	2%	487	2%	255	110%
7+ Person Household	211	2%	432	2%	221	105%
Total Renter Occupied	6,997	53%	9,284	43%	2,287	33%
All Households						
1 Person household	3,524	27%	4,753	22%	1,229	35%
2 Person household	4,000	30%	6,057	28%	2,057	51%
3 Person household	2,107	16%	3,400	16%	1,293	61%
4 Person household	1,897	14%	3,320	15%	1,423	75%
5 Person household	952	7%	1,991	9%	1,039	109%
6 Person household	438	3%	1,110	5%	672	153%
7+ Person Household	372	3%	919	4%	547	147%
Total Households	13,290	100%	21,550	100%	8,260	62%

Source: SACOG, 2012

Householder Age by Tenure

Table 3.3-4 shows the age of households in Yuba City by tenure for both 2000 and the period covering 2008 to 2010 according to the 2012 SACOG Housing Element Data Profile. Between 2008 and 2010, 40 percent of all householders were between the ages of 35 and 54. This age category represented 40 percent of householders in 2000 as well. Between 2000 and 2008–2010, significant growth of 147 percent was seen in householders aged 55 to 64 who owned their home.

Table 3.3-4: Householders by Age and Tenure in Yuba City (2000 and 2008-2010 Estimate)

Householder Tenure and Age	*2000*		*2008-2010 Estimate*		*2000 to 2008-2010 Estimate*	
	Number	*Percent of Total*	*Number*	*Percent of Total*	*Absolute Change*	*Percent Change*
Owner-Occupied Households						
Householder 15 to 24 years	80	1%	36	0.2%	-44	-55%
Householder 25 to 34 years	679	5%	1,214	6%	535	79%
Householder 35 to 44 years	1,319	10%	2,523	12%	1,204	91%
Householder 45 to 54 years	1,356	10%	2,845	13%	1,489	110%
Householder 55 to 64 years	1,000	8%	2,472	11%	1,472	147%
Householder 65 to 74 years	965	7%	1,847	8%	882	91%
Householder 75 to 84 years	679	5%	1,156	5%	477	70%
Householder 85 years and over	215	2%	349	2%	134	62%
Total Owner-Occupied	6,293	47%	12,442	57%	6,149	98%
Renter-Occupied Households						
Householder 15 to 24 years	936	7%	1,028	5%	92	10%
Householder 25 to 34 years	1,937	15%	2,686	12%	749	39%
Householder 35 to 44 years	1,648	12%	1,913	9%	265	16%
Householder 45 to 54 years	1,021	8%	1,508	7%	487	48%
Householder 55 to 64 years	600	5%	827	4%	227	38%
Householder 65 to 74 years	419	3%	721	3%	302	72%
Householder 75 to 84 years	299	2%	504	2%	205	69%
Householder 85 years and over	137	1%	154	1%	17	12%
Total Renter-Occupied	6,997	53%	9,341	43%	2,344	34%
All Households						
Householder 15 to 24 years	1,016	8%	1,064	5%	48	5%
Householder 25 to 34 years	2,616	20%	3,900	18%	1,284	49%
Householder 35 to 44 years	2,967	22%	4,436	20%	1,469	50%
Householder 45 to 54 years	2,377	18%	4,353	20%	1,976	83%
Householder 55 to 64 years	1,600	12%	3,299	15%	1,699	106%
Householder 65 to 74 years	1,384	10%	2,568	12%	1,184	86%

Householder Tenure and Age	*2000*		*2008-2010 Estimate*		*2000 to 2008-2010 Estimate*	
	Number	*Percent of Total*	*Number*	*Percent of Total*	*Absolute Change*	*Percent Change*
Householder 75 to 84 years	978	7%	1,660	8%	682	70%
Householder 85 years and over	352	3%	503	2%	151	43%
Total Households	13,290	100%	21,783	100%	8,493	64%

Source: 2000 US Census, US Census ACS 2008-2010

Housing Stock/Number of Bedrooms by Tenure

Table 3.3-5 shows the number of bedrooms in households by tenure for both 2000 and the period covering 2006–2010. Between 2006 and 2010, 32 percent of owner-occupied homes had three bedrooms and only 0.2 percent had no bedroom. In 2000, 25 percent of owner-occupied homes had three bedrooms (the largest share of households) and 1 percent had no bedroom. Between 2000 and 2006-2010, the number of owner-occupied homes with five or more bedrooms went from 88 to 646, a 634 percent increase.

Most renter-occupied homes in Yuba City from 2006 to 2010 had two bedrooms with 19 percent of all rented households. This represented a 17 percent increase from 2000 when only 3,412 rented homes had two bedrooms. Much like five-bedroom owner-occupied homes, four-bedroom renter- occupied homes saw a significant increase between 2000 and 2006-2010 with the addition of 420 homes, a 350 percent increase.

Table 3.3-5: Number of Bedrooms by Tenure (2000 and 2006-2010 Estimate)

Household Tenure and Number of Bedrooms	*2000*		*2006-2010 Estimate*		*2000 to 2006-2010 Estimate*	
	Number	*Percent of Total*	*Number*	*Percent of Total*	*Absolute Change*	*Percent Change*
Owner-Occupied Household						
No Bedroom	67	1%	41	0.2%	-26	-39%
1 Bedroom	346	3%	118	1%	-228	-66%
2 Bedrooms	1,235	9%	1,502	7%	267	22%
3 Bedrooms	3,383	25%	6,744	32%	3,361	99%
4 Bedrooms	1,164	9%	3,370	16%	2,206	190%
5 Bedrooms or more	88	1%	646	3%	558	634%
Total Owner-Occupied	6,283	47%	12,421	58%	6,138	98%
Renter-Occupied Household						
No Bedroom	374	3%	139	1%	-235	-63%
1 Bedroom	1,995	15%	1,964	9%	-31	-2%
2 Bedrooms	3,412	26%	4,006	19%	594	17%
3 Bedrooms	1,082	8%	2,310	11%	1,228	113%
4 Bedrooms	120	1%	540	3%	420	350%
5 Bedrooms or more	8	0.1%	25	0.1%	17	213%
Total Renter-Occupied	6,991	53%	8,984	42%	1,993	29%
All Households						
No Bedroom	441	3%	180	1%	-261	-59%
1 Bedroom	2,341	18%	2,082	10%	-259	-11%
2 Bedrooms	4,647	35%	5,508	26%	861	19%
3 Bedrooms	4,465	34%	9,054	42%	4,589	103%
4 Bedrooms	1,284	10%	3,910	18%	2,626	205%
5 Bedrooms or more	96	1%	671	3%	575	599%
Total Households	13,274	100%	21,405	100%	8,131	61%

Source: SACOG 2012

Age and Condition

The most recent inventory of housing conditions in Yuba City was completed in 1989. Dwellings were evaluated visually in terms of the condition of the foundation, roofing, siding, windows, and doors. In that report, 26 percent of all housing units were identified as substandard to some degree: half of those were in need of minor rehabilitation (structurally sound, but showing deferred maintenance) and 1 percent of substandard units were dilapidated (all rated systems need repair, compliance with Uniform Building

Code was not cost-effective). During the 2008–2013 planning period the city conducted numerous code enforcement inspections on a total of 47 housing projects that were in some form of blight or disrepair. For the majority of these cases, the City sought voluntary code compliance to correct immediate life safety measures and improve the housing conditions. In some other cases, the City did utilize former redevelopment funds to improve housing conditions. Most recently, the City has agreed to utilize CDBG funds from the City's neighborhood revitalization project area to assist a deteriorating apartment project in improving critical life safety items such as stairs and railings, roofs, and travel paths. Improvements are planned for the beginning of 2014 and will require 100 percent of the project to be restricted to lower income residents. Program H-A-1 proposes to conduct a new housing condition survey before the end of the 2013–2021 planning period.

Table 3.3-6 shows the distribution of Yuba City's housing stock by year built based on a sample surveyed between 2008 and 2010. Between 2008 and 2010, the data showed that the majority of Yuba City's housing units were built after 1970. According to the 2008 – 2010 U.S. Census ACS, 18 percent of the City's housing stock was built between 1970 and 1979, and 17 percent were built between 1980 and 1989. Many of the City's older homes—many homes built before 1978, but particularly those built before 1950—are at risk of containing lead-based paint. Lead can cause brain and nervous system damage in young children who can ingest deteriorated interior or exterior lead-based paint either intentionally or inadvertently through normal play activities.

During the planning period, the City continued utilizing its code enforcement program to identify and abate (where necessary) blighted residential property that was considered substandard. In most cases the city was able to abate the properties through voluntary compliance. In other cases the city had to abate and lien the property. A total of 47 cases were opened during the planning period. Staff estimates that this figure represents approximately three percent of the local housing that could be considered substandard to some degree. The City recognizes the need to update information regarding the condition of the City's housing stock and will undertake a housing condition survey prior to completion of the 6th cycle Housing Element update.

Table 3.3-6: Year Housing Stock Built in Yuba City (2008-2010 Estimate)

	2008-2010 Estimate	
Year Built	*Number*	*Percent of Total*
Built 2005 or later	1,952	8%
Built 2000 to 2004	2,788	12%
Built 1990 to 1999	3,707	16%
Built 1980 to 1989	4,014	17%
Built 1970 to 1979	4,296	18%
Built 1960 to 1969	2,654	11%
Built 1950 to 1959	2,168	9%
Built 1940 to 1949	910	4%
Built 1939 or earlier	853	4%
Total	23,342	100%

Source: US Census ACS 2008-2010

Unit Size

Table 3.3-7 shows the distribution of Yuba City's housing units by size of structure, according to the 2012 SACOG Housing Element Data Profile. In 2010, a majority of all housing units were single-family structures (72 percent)—68 percent of all units were single-family detached structures, while four percent were attached single-family homes (for example, duplexes or townhouses). In 2000, 55 percent of all units were single-family detached and 6 percent were single-family attached. Approximately 28 percent of all housing units in 2010 were located in multifamily structures (those with two or more units per structure).

Table 3.3-7: Housing Units by Size in Yuba City (2000 to 2010)

	2000		*2010*		*2000 to 2010*	
	Housing Units	*Percent of Total*	*Housing Units*	*Percent of Total*	*Absolute Change*	*Percent Change*
Single-Family	8,483	61%	16,269	72%	7,786	92%
Detached	7,687	55%	15,410	68%	7,723	100%
Attached	796	6%	859	4%	63	8%
2-4 Unit Structure	1,480	11%	1,628	7%	148	10%
5+ Unit Structure	3,501	25%	3,855	17%	354	10%
Mobile Home or Trailer	444	3%	954	4%	510	115%
Total Housing Units	13,908	100%	22,706	100%	8,798	63%

Note: Items may not sum to total due to rounding.
Source: SACOG 2012

3.4 EMPLOYMENT

Yuba City is in the interesting position of being both an employment center for the Yuba-Sutter Metropolitan Statistical Area (MSA), comprising Yuba and Sutter Counties, and a bedroom community to Sacramento, the California state capital.

Employment growth in Yuba City has increased at a much slower rate than population or household growth. However, the Yuba-Sutter area has still experienced significant growth in the commercial and industrial sectors. According to the City's General Plan, key components of the Yuba City economy include:

- Yuba City's Town Center which has emerged as a successful employment center specializing in healthcare and related services in the redevelopment zone near downtown.
- Yuba City is the shopping and urban service center for Yuba and Sutter Counties.
- Annexations have added opportunities for additional commercial and industrial development within the city.
- Residential development has expanded the base for retail within the city.
- Yuba City's employment mix is different from the region; medical employment is stronger in the city. Agricultural-based employment is also a stronger presence in Yuba-Sutter than in the Sacramento region and agricultural jobs tend to be low-paying. Table 3.4-1 shows employment growth trends for the city.

Table 3.4-1: Employment Growth Trends in Yuba City

	2000	*2010*	*Projected 2020*	*Annual Growth, 2010-2020*
Employed Residents	14,042	21,334	-	-
Total Jobs	16,914	19,386	28,423	5%
Jobs/Employed Residents Ratio	1.26	0.91	-	-
Jobs/Housing Unit Ratio	1.24	0.85	1.25	-

Source: 2000 US Census, 2010 US Census Bureau, OnTheMap Application. SACOG 2012.

Table 3.4-2: Projected Employment by Industrial Sector in Yuba City (2000 to 2020)

Sector	*2000*		*2010*		*2020*	
	Employees	*Percent share*	*Employees*	*Percent share*	*Employees*	*Percent share*
Retail	5,646	33.4	7,500	33.1	9,420	33.1
Office	2,777	16.4	3,594	15.8	4,542	16
Medical	2,313	13.7	3,019	13.3	3,783	13.3
Education	689	4.1	1,071	4.7	1,290	4.5
Manufacturing	1,205	7.1	1,857	8.2	2,272	8
Other	4,284	25.3	5,643	24.9	7,116	25
Total	16,914	100	22,684	100	28,423	100

Source: Yuba City General Plan SACOG Employment Estimates, 1990-2020.

Jobs/Employed Residents and Jobs/Housing Ratios

As shown in Table 3.4-1 the City had a job deficit in the year 2010—19,386 jobs compared with 21,334 employed residents. The jobs/employed residents ratio is a comparison of total jobs in the city to the number of employed residents who live in the city (but could be working either in the city or in surrounding jurisdictions). A jobs/employed residents ratio of greater than one suggests a net in-commute of workers into the city; a ratio of less than one suggests a net out-commute. Yuba City's jobs/employed residents ratio of 0.91 in year 2010 suggests that some residents must commute out of the city in order to find employment elsewhere in the Yuba-Sutter region. This was not the case in 2000 when the jobs/employed residents ratio of 1.26 suggested that Yuba City was a job center and was able to provide ample jobs for the employed residents of the city.

The jobs/housing ratio is a metric which can be used to estimate if the number of available jobs match the number of available housing units. For example, a ratio of 1:1 is the industry recommended balance, meaning that for each job within the city, there is one home available for that worker to occupy. Table 3.4-1 also shows the jobs/housing ratio for 2010 and 2000. In 2010, the jobs/housing ratio was 0.85, down from 1.24 in 2000. The pattern between 2000 and 2010 demonstrates how job growth, which is slower than housing and population growth, can affect the number of jobs available per housing unit in the city.

Work Commuting Patterns

With the 2000–2010 shift observed in the jobs/employed residents ratio, the locations where residents of Yuba City are commuting to is important in regional and local planning. As shown in Table 3.4-3, 30 percent of the 21,334 employed residents of Yuba City work within the city. Neighboring Marysville employs 8 percent of workers, and the remaining areas of Sutter and Yuba County employ 6 and 4 percent, respectively. All other areas listed in the table employ 51 percent of employed Yuba City residents.

Table 3.4-3: Worker Commuting Patterns for Yuba City Residents (2010)

	2010	
Jurisdiction where Employed	*Number of Residents*	*Percent*
Yuba City	6,412	30%
Marysville	1,769	8%
Sutter County (Remainder)	1,301	6%
Yuba County (Remainder)	785	4%
Sacramento County	3,209	15%
Placer County	1,150	5%
Butte County	996	5%
Yolo County	942	4%
All Other Areas	4,770	22%
Total Employed Residents	21,334	100%

Source: US Census Bureau, OnTheMap Application.

Large Employers

Table 3.4-4 shows the major employers within the City of Yuba City in fiscal year (FY) 2010 and how these same employers ranked in FY 2001. In FY 2010, the largest employer in Yuba City was Fremont Rideout Medical with 1,850 employees (or 9 percent of total employment). In FY 2001, Fremont Rideout Medical was also the largest employer with 10 percent of total employment. The second largest employer in FY 2010 was Yuba City Unified School District with 1,316 employees. Sutter North Medical saw the largest growth between FY 2001 and FY 2010 with a 77 percent increase in the number of employees.

Table 3.4-4: Top Employers in Yuba City (Fiscal Years 2001 and 2010)

Employer	*Fiscal Year 2001*		*Fiscal Year 2010*		*Fiscal Year 2001 to 2010*	
	Employees	*Percent of Total Employment*	*Employees*	*Percent of Total Employment*	*Absolute Change*	*Percent Change*
Fremont Rideout Medical	1,700	10%	1,850	9%	150	9%
Yuba City Unified School District	1,100	6%	1,316	6%	216	20%
Sutter County	860	5%	970	5%	110	13%
Sunsweet Growers	430	2%	670	3%	240	56%
Sutter North Medical	325	2%	575	3%	250	77%
Walmart	n/a	n/a	525	3%	n/a	n/a
City of Yuba City	250	1%	325	2%	75	0.3%
Sam's Club	n/a	n/a	198	1%	n/a	n/a
Bel Air/Raley's	n/a	n/a	184	1%	n/a	n/a
Winco Foods	n/a	n/a	150	1%	n/a	n/a

Source: City of Yuba City, Finance Department.

3.5 POPULATION, HOUSING, AND JOB PROJECTIONS

The following section presents the projections within SACOG's 2004 Preferred Blueprint Scenario. These projections are reported in Table 3.5-1, based on SACOG jurisdiction-level data for the City of Yuba City. The Blueprint projections were provided for 2000 and 2050 and data for 2013 jobs, and 2021 jobs, population, and households were interpolated using the growths from 2000 to 2050.

Population is estimated to grow to 75,800 in 2021 which represents a 15 percent growth from 2013. Similarly, jobs are also estimated to grow 15 percent by 2021 to 21,200. Housing units are expected to grow at a slower rate than population and jobs, with a 10 percent increase to 25,500.

Table 3.5-1: Population, Household, and Job Projections in Yuba City

	2013(a)	*2021(b)*	*Absolute Change, 2013–2021*	*Percent Change, 2013–2021*
Population	65,841	75,800	9,959	15%
Housing Units	23,231	25,500	2,269	10%
Jobs	18,400	21,200	2,800	15%

Notes:
(a) CA DOF E-1 estimates are used for population, E-5 estimates for housing units. Jobs interpolated using Blueprint Scenario.
(b) Interpolated using Blueprint Scenario growth rates from 2000 to 2050.
Source: California Department of Finance, E-1 & E-5 Estimates. SACOG Preferred Blueprint Scenario, December 2004.

3.6 INCOME AND HOUSING COSTS

The approximate median household income for Yuba City (see Table 3.6-1) was $49,500 according to the 2006–2010 US Census ACS. This was lower than the median household income for Sutter County, which was reported in the 2006-2010 US Census ACS to be $50,944. It is also lower than the estimated Sacramento median household income of $56,439 and Placer County median household income of $74,447, according to the 2006-2010 US Census ACS. Table 3.6-1 shows the median annual incomes of households by size in Yuba City between 2006 and 2010.

Table 3.6-1: Median Income by Household Size for Yuba City (2006-2010 Estimate)

Household Size	*Median Annual Income*
1 Person household	$25,752
2 Person household	$51,990
3 Person household	$53,194
4 Person household	$63,893
5 Person household	$58,690
6 Person household	$58,125
7+ Person Household	$88,224
Median Income	$49,500

Source: SACOG 2012, US Census ACS 2006-2010

Income categories, as defined by HUD, include:

- **Extremely Low**: Households with income of 30 percent or less of the area median income.
- **Very Low:** Households with income less than 50 percent of the area median income.
- **Low:** Households with income between 50 and 80 percent of the area median income.
- **Moderate:** Households with income between 80 and 120 percent of the area median income.
- **Above Moderate:** Households with income over 120 percent of the area median income.

According to HUD 2006-2009 CHAS data, as reported by SACOG, 11 percent of the total households in Yuba City (2,320 households) are categorized as extremely low income; 72 percent of extremely-low income households are renters and 28 percent are owners (see Table 3.6-2). Eleven percent of total households (2,320 households) are categorized as very low income, and 16 percent of total households (3,220 households) are categorized as low income. Of total households, 38 percent are in the lower income categories.

Table 3.6-2: Households by Income Category and Tenure (2006-2009 Estimate)

Owner-Occupied Households	*Households*	*Percent of Owner-Occupied*
Extremely Low Income	650	5%
Very Low Income	650	5%
Low Income	1,620	13%
Moderate Income	2,455	20%
Above Moderate Income	6,970	56%
TOTAL	12,345	100%
Renter-Occupied Households	*Households*	*Percent of Renter-Occupied*
Extremely Low Income	1,670	20%
Very Low Income	1,670	20%
Low Income	1,600	19%
Moderate Income	1,790	22%
Above Moderate Income	1,580	19%
TOTAL	8,310	100%
Total Occupied Households	*Households*	*Percent of Occupied*
Extremely Low Income	2,320	11%
Very Low Income	2,320	11%
Low Income	3,220	16%
Moderate Income	4,245	21%
Above Moderate Income	8,550	41%
TOTAL	20,655	100%

Source: SACOG 2012

Housing Affordability

Federal regulations and guidelines define the maximum affordable housing costs (e.g., mortgage, rent, utilities) as 30 percent of annual gross household income.

The California Department of Housing and Community Development (HCD) publishes income limits annually for the various income categories. Income limits are based upon a family of four. Yuba City is included in the Sutter County income limits. The 2013 median income for Sutter County is $59,400. Table 3.6-3 demonstrates maximum affordable housing costs by income category based on the 2013 Sutter County income limits.

Table 3.6-3: Income Limits and Maximum Monthly Housing Costs by Income Category

Income Category	*Annual Income*	*Maximum Monthly Housing Costs**
Extremely low	<$17,800	<$445
Very Low	$17,801- $29,700	$445 - $743
Low	$29,701 - $47,500	$744 - $1,188
Moderate	$47,501 - $71,300	$1,189 - $1,783
Above Moderate	> $71,300	>$1,783

**Assumes 30 percent of annual income can be used toward housing.*
Source: California Department of Housing and Community Development, State Income Limits for 2013

Housing Costs

As shown in Table 3.6-4, the median price of a house in Yuba City as of July 2013 was $185,000. In January 2008 the median home price was $220,964. Housing prices in Yuba City peaked in early 2005 with the median price house at $318,000, but have continued to decline with the slowdown in the housing market.

Table 3.6-4: Median Home Value in Yuba City (2000 to 2013)

Year	*Median Housing Value*	*Change from 2000*	
		Absolute Change	*Percent Change*
2000	$112,300	-	-
2008-2010 Estimate	$215,900	$103,600	92%
2013	$185,000	-$72,700	-65%

Source: US Census 2000, US Census ACS 2008-2010. www.trulia.com July 2013.

A four-person household in Yuba City would need to be within the moderate or above moderate income categories in order to afford a median-priced home in Yuba City, assuming a 10 percent down payment, 30-year mortgage with an interest rate of 6 percent. Such a household would also need $18,500 in cash to make the 10 percent down payment. The estimated monthly mortgage payment for a $185,000 house is $1,100. This assumes a 10 percent down payment and a 30-year term. Additional costs such as Community Facility District assessments and Homeowner Associations dues will affect affordability. In general, based upon the above assumptions, lower-income households cannot afford to purchase homes in Yuba City without government or private assistance.

A review of rental housing advertisements on Craiglist.org suggests an average monthly one-bedroom apartment rental rate of $610; an average two-bedroom rental rate of $740; an average three-bedroom rental rate of $1,120; an average monthly rent for four bedrooms of $1,410; and an average rent for five bedrooms of $1,550. Rents for one-bedroom units ranged from $500 to $715 per month; two-bedroom units ranged from $620 to $1,000; three-bedroom units ranged from $900 to $1,750; and four-bedroom units ranged from $1,050 to $1,600. A four-person household within the very low-income category would not be able to afford the average three-bedroom unit in Yuba City.

Overpayment

The 2006-2010 CHAS (Comprehensive Housing Affordability Strategy) data illustrates that overpayment remains a critical issue for very low- and low-income households in the city, especially renters. CHAS data documents that approximately 90 percent of extremely low-income renter-occupied households are overpaying for housing. The same data illustrates that approximately 50 percent of extremely low-income owner-occupied households are overpaying for housing.

Table 3.6-5: Percentage of Very Low-Income Households Overpaying for Housing in Yuba City (2006-2010 Estimate)

	Total Renters	*Total Owners*	Total
Household Income ≤30% MFI	**1,725**	**385**	**2,110**
% Cost Burden 30% to 50%	24%	27%	51%
% Cost Burden >50%	90%	50%	87%
Household Income >30 to ≤50% MFI	**1,705**	**890**	**2595**
% Cost Burden >30%	24%	27%	51%

Source: 2006-2010 CHAS

Overcrowding

Overcrowding is defined as more than one person per room in a housing unit. The US Census includes living rooms, dining rooms, bedrooms, kitchens, finished attics and basements, recreation and family rooms, permanently enclosed porches, and rooms used for offices in the definition of "room." Generally, overcrowding reflects the household's inability to afford larger housing.

Table 3.6-6 shows the persons per room by tenure in Yuba City for both 2000 and 2008-2010. Between 2008 and 2010, 3 percent of owner-occupied households and 8 percent of renter-occupied households had one or more persons per room, or were overcrowded. This is an improvement over 2000 when 7 percent of owner-occupied and 18 percent of renter-occupied homes were overcrowded.

Table 3.6-6: Overcrowded Households in Yuba City (2000 and 2008-2010 Estimate)

Owner-Occupied Households	*2000*		*2008-2010 Estimate*		*2000 to 2008-2010 Estimate*	
Persons per Room	*Households*	*Percent*	*Households*	*Percent*	*Absolute Change*	*Percent Change*
1.00 or less	5,836	93%	12,094	97%	6,258	107%
1.01 to 1.50	273	4%	224	2%	-49	-18%
1.51 or more	174	3%	124	1%	-50	-28%
TOTAL	6,283	100%	12,442	100%	6,159	98%
% Overcrowded by Tenure	-	7%	-	3%	-	-
Renter-Occupied Households	*2000*		*2008-2010 Estimate*		*2000 to 2008-2010 Estimate*	
Persons per Room	*Households*	*Percent*	*Households*	*Percent*	*Absolute Change*	*Percent Change*
1.00 or less	5,733	82%	8,556	92%	2,823	49%
1.01 to 1.50	613	9%	560	6%	-53	-9%
1.51 or more	645	9%	224	2%	-421	-65%
TOTAL	6,991	100%	9,341	100%	2,350	34%
% Overcrowded by Tenure	-	18%	-	8%	-	-
Total Occupied Households	*2000*		*2008-2010 Estimate*		*2000 to 2008-2010 Estimate*	
Persons per Room	*Households*	*Percent*	*Households*	*Percent*	*Absolute Change*	*Percent Change*
1.00 or less	11,569	87%	20,650	95%	9,081	78%
1.01 to 1.50	886	7%	784	4%	-102	-11%
1.51 or more	819	6%	349	2%	-470	-57%
TOTAL	13,274	100%	21,783	100%	8,509	64%
% Overcrowded by Tenure	-	13%	-	5%	-	-

Source: US Census 2000, US Census ACS 2008-2010

Housing Problems

Housing problems, as defined by HUD, can include a housing unit which lacks a kitchen, proper plumbing, more than one person per room (overcrowding), or a cost burden greater than 30 percent. Table 3.6-7 shows the number of housing units which had one or more of these problems by income category and tenure. According to the 2012 SACOG Housing Element Data Profile, 39 percent of all owner-occupied households and 49 percent of all renter-occupied households had one or more housing problems between 2005 and 2009. Overall, 43 percent of occupied households in Yuba City had one or more housing problems with the largest number falling in the moderate and above-moderate category with 3,735 households.

Table 3.6-7: Households with One or More Housing Problems by Income and Tenure for Yuba City (2006-2009 Estimate)

Owner-Occupied Households	*All Households*	*Households with at least one Housing Problem*	*Percent of Owner-Occupied*
Extremely Low Income	650	250	2%
Very Low Income	650	550	4%
Low Income	1,620	945	8%
Moderate and Above Moderate Income	9,425	3,065	25%
TOTAL	12,345	4,810	39%
Renter-Occupied Households	*All Households*	*Households with at least one Housing Problem*	*Percent of Renter-Occupied*
Extremely Low Income	1,670	1,420	16%
Very Low Income	1,670	1,380	15%
Low Income	1,600	930	10%
Moderate and Above Moderate Income	3,370	670	7%
TOTAL	8,310	4,400	49%
Total Occupied Households	*All Households*	*Households with at least one Housing Problem*	*Percent of Occupied*
Extremely Low Income	2,320	1,670	8%
Very Low Income	2,320	1,930	9%
Low Income	3,220	1,875	9%
Moderate and Above Moderate Income	12,795	3,735	17%
TOTAL	20,655	9,210	43%

Source: SACOG 2012

3.7 SPECIAL NEEDS GROUPS

To ensure provision of adequate housing for all people, this section of the Housing Element evaluates the special housing needs and needs for supportive housing services for disabled (including developmentally disabled), female-headed households, large families, seniors, the homeless, and farmworkers within Yuba City for the eight-year period of the Housing Element.

Persons with Disabilities

There are a variety of disabilities, including sensory, physical, cognitive, self-care, and independent living limitations. Table 3.7-1 shows the population in Yuba City—approximately 7,221 persons—who lived with one or more of the above-listed disabilities in 2000. The largest individual category of disability in 2000 was physical disability, with 42 percent of the total disabled population.

Table 3.7-1: Persons with Disabilities by Disability Type in Yuba City (2000)

	Number	*Percent*
Total Persons with One or More Disabilities	7,221	100%
Sensory Disability	1,333	18%
Physical Disability	3,021	42%
Cognitive Disability	1,947	27%
Self-Care Difficulty	784	11%
Independent Living Difficulty	2,349	33%

Source: 2000 US Census

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. Developmental disabilities are studied separately from sensory, physical, cognitive, self-care, and independent living limitations because they are often lifelong physical and/or cognitive disabilities which manifested before age 18 in childhood. Table 3.7-2 shows the developmentally disabled population by age in 2012 as provided by SACOG. Overall, there were 560 persons living with a developmental disability in Yuba City. The largest age category in 2012 was that of 23 to 54 years, with 40 percent of the developmental disabled population. The developmentally disabled population of Yuba City represented about 1 percent of total population in 2012.

Many developmentally disabled persons can live and work independently within 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) currently 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. The Alta Regional Center, which serves the Yuba City area, provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

There are a number of housing types appropriate for people living with a development disability: 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.

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. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Alta Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. Program H-D-8 is proposed to specifically address the needs of the developmentally disabled.

Table 3.7-2: Population with a Developmental Disability by Age in Yuba City (2012)

Age	*Number*	*Percent*
14 years or younger	206	37%
15 to 22 years	94	17%
23 to 54 years	222	40%
55 to 64 years	30	5%
65 or older	8	1%
Total Developmental Disability Population	560	100%
Percent of Total Population	--	1%

Source: SACOG 2012

Table 3.7-3 shows the disabled population in relation to the workforce of Yuba City. According to the 2000 US Census ACS, 57 percent of persons with disabilities were employed, and only 5 percent were unemployed. The remaining 43 percent were unemployed.

Table 3.7-3: Persons with Disabilities by Employment Status in Yuba City (2000)

	2000	
	Number	*Percent*
Total Persons With a Disability	7,221	100%
Employed Persons	4,087	57%
Unemployed Persons	3,134	43%

Source: 2000 US Census

Service providers who advocate on behalf of the disabled identify a serious lack of affordable housing targeted to extremely low-, very low-, and low-income households as a pressing problem for the disabled population. In addition, disabled persons need accessible housing units in close proximity to public services and commercial centers with special design features that accommodate the disability.

The FREED Center for Independent Living is a nonprofit organization that promotes independent living for people with sensory and physical disabilities. Its mission is to eliminate barriers to full equality for people with disabilities through programs which promote independent living and effective system changes, while honoring dignity and self-determination. In order to accomplish this mission they offer a variety of services in Sutter, Yuba, Nevada, and Colusa Counties. Services range from in-home assistance, free Internet, and computer access to the provision of used wheelchairs and medical supplies to its disabled clients. Services also include information and referrals on products, services, equipment, training, legislation and civil rights, personal assistance services, advocacy services, peer support services and independent living skills training. FREED reports that the majority of its Sutter County clients reside in Yuba City and a majority of its clients are seniors whose disabilities are age-related. The Regional Housing Authority of Sutter & Nevada Counties (Housing Authority) has also identified a need for affordable and accessible housing for disabled households.

Sutter-Yuba Mental Health Services provides services to the mentally ill. Mental health providers identify housing as a constant struggle for the mentally ill. Mental health clients are typically low income; in addition, their illnesses have resulted in rental histories or credit histories that do not meet typical rent requirements and limit their housing options.

Female-Headed Households

Female-headed households are considered a special needs group because of the higher incidence of poverty in these types of households as compared with all households.

As shown in Table 3.7-4, the 2010 US Census data indicates that approximately 22 percent of all households (4,682 households) in Yuba City have female heads of households. Of these female-headed households, 1,755 are headed by females with children under the age of 18 years of age. The number of female-headed households increased 146 percent between 2000 and 2010. Also, the number of female-headed households without children increased by 371 percent in the same period.

Table 3.7-4: Female-Headed Households in Yuba City (2000 and 2010)

	2000		*2010*		*2000 to 2010*	
	Number	*Percent of Total*	*Number*	*Percent of Total*	*Absolute Change*	*Percent Change*
Total Households	13,290	100%	21,550	100%	8,260	62%
Family Households	8,947	67%	15,658	73%	6,711	75%
Female-Headed Family Households	1,907	14%	4,682	22%	2,775	146%
Female-Headed Families with Children	1,285	10%	1,755	8%	470	37%
Female-Headed Families without Children	622	5%	2,927	14%	2,305	371%

Source: 2000 US Census, 2010 US Census

Female-headed households with children need affordable housing, located in areas near child care, schools, parks, transportation and shopping and other services.

Large Families

Large families are defined by HUD as family households with five or more people. The 2008-2010 US Census ACS reports approximately 23 percent of family households in Yuba City are large families.

Table 3.7-5: Family Households by Size

Family Household Size	*Number*	*Percent*
2 Persons	5,214	33%
3 Persons	3,043	19%
4 Persons	3,900	25%
5 Persons	2,101	13%
6 Persons	882	6%
7 or More Persons	579	4%
Total Family Households	15,719	100%

Source: US Census 2008-2010 ACS

Seniors

According to the 2010 US Census, as shown in Table 3.7-6, there were 4,462 senior-headed (persons age 65 or older) households. Of senior-headed households, 3,247 were owner-occupied and 1,215 were renter-occupied.

Table 3.7-6: Senior Households by Tenure (2010)

Owner-Occupied Households	*Households*	*Percent of Owner-Occupied*
65 to 74 years	1,667	51%
75 to 84 years	1,197	37%
85 years and over	383	12%
Total Senior Population	3,247	100%
Renter-Occupied Households	*Households*	*Percent of Renter-Occupied*
65 to 74 years	571	47%
75 to 84 years	389	32%
85 years and over	255	21%
Total Senior Population	1,215	100%
All Senior Households	*Households*	*Percent of Total*
65 to 74 years	2,238	50%
75 to 84 years	1,586	36%
All Senior Households	*Households*	*Percent of Total*
85 years and over	638	14%
Total Senior Population	4,462	100%

Source: US Census 2010

The 2008–2010 US Census ACS reported the income levels of senior-headed households. Table 3.7-7 shows the income level of senior-headed households in Yuba City. The largest income category of senior-headed households is $15,000 to $19,000. In fact, 44 percent of senior-headed households earned less than $30,000 annually and are considered very low- and extremely low-income households.

Table 3.7-7: Senior Households by Income (2008-2010 Estimate)

Annual Income	*Number*	*Percent*
Less than $10,000	195	4%
$10,000 to $14,999	621	13%
$15,000 to $19,999	669	14%
$20,000 to $24,999	242	5%
$25,000 to $29,999	357	8%
$30,000 to $34,999	508	11%
$35,000 to $39,999	145	3%
$40,000 to $44,999	264	6%
$45,000 to $49,999	459	10%
$50,000 to $59,999	277	6%
$60,000 to $74,999	364	8%
$75,000 to $99,999	337	7%
$100,000 to $124,999	114	2%
$125,000 to $149,999	67	1%
$150,000 to $199,999	63	1%
$200,000 or more	49	1%
Total	4,731	100%

Source: US Census 2008-2010 ACS

The Area 4 Agency on Aging serves a seven-county area including Yuba City. The Area 4 Agency on Aging 2005–2009 Area Plan identifies and prioritizes the needs of seniors. Three of the top five most pressing senior needs were associated with housing: home repair/maintenance/modification, affordable housing, and in-home assistance.

Seniors also face housing challenges related to physical disabilities. Many disabilities are age-related, and result in declining mobility and self-care issues. As noted in the section discussing the needs of the disabled, FREED Center for Independent Living reports that the majority of its clients are seniors whose disabilities are age-related. Age-related disabilities interfere with seniors' ability to remain independent. FREED underscored the findings of the Area 4 Agency on Aging survey's findings that a significant number of seniors have disabilities resulting in the need for assistance with home repairs, home maintenance, and accessibility modifications, as well as in-home assistance. The Housing Authority has also identified a need for additional affordable and accessible senior housing.

Seniors have a variety of housing options, including:

- Independent living—seniors reside in their home or apartment with little support or care.
- Assisted living facilities—senior maintains a level of independence, residing in an apartment and receiving varied levels of support and assistance such as light housekeeping, meals, transportation and/or medication, etc.
- Residential care facilities—typically a smaller licensed facility, often six or fewer residents, which provides services similar to those provided by assisted living facilities.
- Intermediate care or skilled nursing facilities—a licensed facility that provides a higher, continuous level of professional care.

Although there are a variety of housing options for seniors, facilities providing supportive services and a higher level of care are expensive. Most affordable senior housing is independent living and does not provide supportive services. Lower-income seniors cannot afford to take advantage of many of these housing options and consequently remain in independent living situations struggling with self-care issues.

Homeless

There are numerous causes of homelessness: a lack of affordable housing, inadequate financial resources to pay rent and utilities, domestic violence, mental or physical illness, and/or substance abuse. Many individuals and families move in and out of homelessness over the course of a year. A lack of affordable housing can make it difficult for families to move from shelters and transitional housing into permanent housing and puts many low-income families with housing at risk of becoming homeless. It is difficult to estimate the number of individuals and person in families with children who are at risk of becoming homeless; however, the Corporation for Supportive Housing estimates that 5 to 10 percent of low-income households in a community may experience homelessness at some point during a 12-month period. It can be assumed that those most at risk of becoming homeless are lower-income households paying more than 50 percent of their income for housing costs. These households are not likely to have reserve funds in case of illness, job loss, or other factors and are at risk of becoming homeless.

The City of Yuba City is working within the framework of the Sutter-Yuba Homeless Consortium to address homeless needs within the community. The Sutter-Yuba Homeless Consortium comprises more than 50 representatives including service providers, government agencies, service providers, nonprofits, and faith-based organizations within Yuba and Sutter Counties, whose goal is to address homeless needs and provide comprehensive services on a regional basis.

The Sutter-Yuba Homeless Consortium conducts point-in-time counts annually to identify the number of sheltered and unsheltered homeless individuals and families within its area of operation. The consortium utilizes the information in preparation of updates to the Yuba-Sutter Continuum of Care program. The count is only a snapshot, reflecting those persons identified as homeless on the day of the point-in-time count. The homeless population tends to be nomadic, and therefore, homeless providers emphasize it is sometimes difficult to identify the homeless as residents of a specific city or specific area.

However, using the 2013 point-in-time counts completed by the Sutter-Yuba Homeless Consortium, it is estimated the City of Yuba City's homeless population was 798 persons in 2013. Table 3.7-8 provides a breakdown of the homeless population by housing type.

Table 3.7-8: Homeless Population In Sutter-Yuba Area (2013)

Housing Type	*Number*	*Percent*
Emergency Shelter	67	8%
Living with Relatives/Friends	252	32%
Non-Housing (Street, Park, etc.)	197	25%
Substance Abuse Treatment Facility	12	2%
Transitional Housing	65	8%
Jail/Prison	176	22%
Rental Housing	29	4%
Total	798	100%

Source: City of Yuba City, 2013.

The Salvation Army, the largest provider of homeless services in the area, reports that the vast majority of its clients have drug and/or alcohol addiction issues; therefore, shelter and the basic necessities must be supported with treatment programs and supportive services. The Salvation Army identified another significant factor contributing to homelessness, that of a lack of affordable housing for lower-income households; this makes it difficult for families to move from shelters and transitional housing into permanent housing and puts those with housing at risk of becoming homeless.

Buddy's House, a transitional housing program, with a mission of achieving clean and sober living for its program participants, has also identified substance abuse and mental illness as major contributing factors to homelessness. Buddy's House also identified the need for better reentry programs for persons being released from prisons. One-stop, coordinated, and integrated programs are needed to ensure prisoners are not released onto the street without access to documentation, such as driver license and social security numbers, and supportive services. Public assistance programs also need to be modified to allow those that want to make changes in their lives and move into transitional housing programs to do so without jeopardizing assistance.

The City of Yuba City does not provide services directly, but as noted above, is working within the framework of the Sutter-Yuba Homeless Consortium to provide homeless services and address facility needs. It should be noted that because of the regional, cooperative effort between Yuba-Sutter jurisdictions and service providers, Yuba City homeless individuals are able to avail themselves of shelters and housing services on a region-wide basis.

Yuba-Sutter homeless resources strive to meet the multiple needs of the homeless and provide integrated coordinated services. Assistance available to homeless individuals and families within the Yuba-Sutter area of operation include motel vouchers, assistance with rent and security deposits, emergency shelters, transitional housing, and case management. Additional facilities and agencies which provide these services include:

- Casa De Esperanza
- Twin Cities Rescue Ministries
- Regional Emergency Shelter Team
- Sutter-Yuba Mental Health Services
- Hands of Hope
- St. John's Episcopal Church
- St. Andrew Presbyterian Church
- River Bottoms Ministry
- A Hand Up Ministry
- Crossroads Community Church

Farmworkers

The 2007 US Department of Agriculture Census of Farmworkers identifies 6,079 persons employed as agricultural workers in Sutter County. Of these workers, 4,420 work less than 150 days per year, and can be considered seasonal farmworkers. Sutter County's economy has historically been based on agriculture. The Yuba-Sutter Economic Development Corporation identifies farming as the fourth largest employer in the region. As a result of the major role farming plays in the economy of the area, there has been a need within the community to provide housing for agricultural workers.

Farmworkers tend to have low 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 low-income families. Farmworkers who migrate on a seasonal basis face the issue of finding suitable, short-term housing.

Public and nonprofit farmworker housing owners and managers provide the best source of information on housing needs of farmworkers.

The Housing Authority manages one farmworker project:

Richland Farm Labor Housing, consisting of 180 units (50 two-bedroom, 118 three-bedroom, and 12 four-bedroom units) was constructed in the late 1970s. The Richland Farm Labor Housing project is targeted to farmworkers who are permanent residents of Yuba City who do not migrate on a seasonal basis. The Housing Authority states that demand for resident farmworker housing has remained constant; as of October 2013 there were 14 families on the waiting list. The Housing Authority also maintains an additional 79 beds of migrant worker housing at its Richland Housing Campus. A total of 259 units of migrant farmworker housing are maintained by the Housing Authority.

The California Human Development Corporation owns and manages one farmworker housing project:

Mahal Plaza is a 98-unit project containing two-, three-, and four-bedroom units. Mahal Plaza gives priority to resident farmworkers, as well as migrant farmworkers.

All public and nonprofit farmworker housing in Yuba City is targeted to farmworker families; the needs of single farmworkers are not addressed by these projects. While single farmworkers do not qualify for these projects, they do have the advantage of higher mobility and are more likely to secure housing on-site at their place of employment.

Privately owned migrant quarters are maintained on individual farms in rural areas of the county. The number of these units is unknown. The Sutter County Zoning Code allows for farm labor family housing projects when funded by federal, state, or local trust fund sources and, when managed by a private, nonprofit corporation or the Housing Authority, farm labor camps and secondary, temporary mobile homes for farm labor housing units; any of these uses exceed the allowed residences unit density as specified by the General Plan and require a Use Permit. Program H-D-9 proposes amendments to the City's zoning code to comply with the Employee Housing Act to allow employee housing for farmworkers and other employees ministerially in zones allowing single-family residential structures and/or zones allowing agricultural uses.

3.8 AT-RISK UNITS

Housing Element law requires jurisdictions to provide an inventory of assisted, affordable rental units that are eligible to convert to market rate housing within 10 years of the beginning of the eight-year planning period of the Housing Element (through October 31, 2023). The law also requires an estimation of the cost of preserving units at risk versus replacing the units.

Table 3.8-1 lists assisted housing projects in the City of Yuba City and identifies their current contract expiration dates after which conversion to market rate housing is possible. Based on a review of the California Housing Partnership Corporation (CHPC) information regarding units at risk of conversion, two projects within the city are at risk of converting to market rate during the current Housing Element cycle. The two projects (Park Terrace Apartments and Sutter Village) are owned by private developers. Park Terrace Apartments is owned by a limited dividend party while Sutter Village is owned by for-profit developers whose contracts for HUD Project Based Section 8 assistance are renewed annually. In total, 153 assisted units are at-risk of conversion to market-rate housing within the current planning cycle. Program H-B-3 commits the City monitoring units at-risk and taking steps to prevent them from converting to market rate if needed.

Table 3.8-1 Assisted Housing Units at Risk of Conversion

Project Name & Location	*Type*	*Total Units*	*Assisted Units*	*Overall Expiration Date*
Park Terrace Apartments - 665 Queens Ave	236(j)(1) Insured	80	79	4/19/2016
Live Oak Apartments – 645 Queens Ave	Section 8 LMSA	88	35	11/30/2032
Sutter Village – 1200 Gray Ave	Section 8	74	74	7/31/2014

Source: California Housing Partnership Corporation, September 2013.

To maintain the existing affordable housing stock, the City can either preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: (1) transfer of project to nonprofit ownership; (2) provision of rental assistance to tenants using non-federal funding sources; and (3) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multifamily housing units. These options are described below.

Transfer of Ownership

Transferring ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that at-risk units remain affordable for the long term. By transferring property ownership to a nonprofit organization, low-income restrictions can be secured indefinitely and the project would become potentially eligible for a greater range of governmental assistance.

The current market value of the projects was estimated using information from multifamily sales listings in Sutter County. The average cost to purchase a multifamily development was $55,200 per unit. There are 153 units at risk of converting to market rate within the current planning cycle. If these were purchased, the estimated cost of acquiring these would be $8,446,570.

Rental Assistance

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain affordability of the 153 at-risk affordable units. These rent subsidies can be structured to mirror the federal Housing Choice Voucher (Section 8) program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair market rent on the unit. In Sutter County, the 2013 fair market rent is determined to be $526 for a studio, $634 for a one-bedroom unit, and $812 for a two-bedroom unit.

The feasibility of this alternative is highly dependent upon the availability of other funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers if they can be provided. As indicated in Table 3.8-2, the total cost of subsidizing the rents for all 153 at-risk units is estimated at $51,227 per month or $614,724 annually.

Table 3.8-2: Rental Assistance Required

Unit Size	*Total Units*	*Fair Market Rent*[1]	*Household Size*	*Very Low Income (50% AMI)*	*Affordable Cost without Utilities*	*Monthly per Unit Subsidy*	*Total Monthly Subsidy*
Studio	74	$826	1	$20,800	$445	$381	$28,194
1-br	40	$638	1	$20,800	$420	$218	$8,720
2-br	39	$812	2	$23,800	$445	$367	$14,313
Total	153						$51,227

Notes:
1. Fair market rent is determined by HUD for different jurisdictions/areas across the United States on an annual basis.
Affordable cost = 30% of household monthly income minus estimated utility allowance of $75 for a studio, $100 for a one-bedroom unit, and $150 for a two-bedroom unit.

Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsidies in the form of rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable.

Construction of Replacement Units

The construction of new affordable housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends on a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction. According to personal correspondence with Kris Zappettini of the Community Housing Improvement Program (CHIP) on April 24, 2013, an assumed average construction cost per unit in the Yuba City area is $240,733. It would cost approximately $37 million to construct 153 new assisted units.

Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. The cost of acquiring the two at-risk projects and transferring ownership to nonprofit organizations is the second highest of the three quantified options ($8.45 million). In comparison, the annual costs of providing rental subsidies required to preserve the 153 assisted units are relatively low ($614,724). However, long-term affordability of the units cannot be ensured in this manner. The option of constructing 153 replacement units has the highest cost ($37 million) and constrained by a variety of factors, including growing scarcity of land, rising land costs, and potential community opposition. The best option to preserve the at-risk units appears to be the purchase of affordability covenants.

Organizations Interested in Preserving Assisted Rental Housing

There are numerous entities with the managerial capacity to own and manage units at risk of conversion. Listed below are agencies which have been identified as having specific interest in Sutter County and being notified of the availability of assisted rental housing.

Table 3.8-3 Nonprofit Organizations Interested in Acquiring At-Risk Housing

Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Suite 201	Oakland
Community Housing Improvement Program, Inc.	1001 Willow Street	Chico
Mercy Housing Corporation	3120 Freeboard Drive, Suite 202	West Sacramento
Regional Housing Authority of Sutter & Nevada Counties	448 Garden Highway	Yuba City

3.9 ENERGY CONSERVATION

Conservation of energy has become an important issue in housing policy because of the rise in energy costs over the last few decades. Energy bills may comprise a substantial portion of monthly housing costs for both owners and renters. California's most recent energy crisis has further emphasized the need for conservation. The residential sector offers an opportunity to achieve energy savings through conservation measures, awareness, and the application of appropriate technology.

California's Building Energy Efficiency Standards for residential buildings were established in 1978 in response to a legislative mandate to reduce energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods.

According to the California Energy Commission, California's building efficiency standards (along with those for energy-efficient appliances) have saved more than $56 billion in electricity and natural gas costs since 1978. It is estimated that the newest round of standards, which will go into effect in 2014, will save the average new home $6,200 in energy savings.

The City's Building Division enforces the recently adopted 2011 California Energy Building Code (Title 24) through its plan-checking process. These regulations establish minimum levels of wall, ceiling, and floor insulation, maximum glazing area, minimum glazing U-values, and air conditioner and water heating system efficiencies to reduce energy consumption.

The Pacific Gas and Electric Company (PG&E), Yuba City's primary energy provider, also has a number of monetary incentive programs for energy conservation as well as energy-efficient home improvements. Information about these programs is distributed in monthly billing statements from PG&E. The City is currently working with PG&E to provide energy audit services to Yuba City residents.

Energy conservation is also addressed through the City's environmental review process. The negative declaration or environmental impact report for a development project identifies energy impacts and, if necessary, requires mitigation measures to reduce energy consumption.

The City's solar project at the wastewater treatment facility started providing electricity in late 2007. The solar arrays are constructed on piers and on sunny days the wastewater treatment facility meets all of its electrical needs with solar or existing biogas fueled micro-turbines. It is estimated that the solar facility produces 1.3 kilowatt hours per year, equivalent to the demand of 750 homes during daylight hours.

3.10 Future Housing Needs

In September 2012, the Sacramento Area Council of Governments (SACOG) adopted its final plan for Allocation of Regional Housing Needs for January 1, 2013, through October 31, 2021. The Regional Housing Needs Allocation (RHNA) plan is required by state law and is part of the statewide statutory mandate to address future housing issues. The RHNA plan allocates a "fair share" of the region's projected housing needs to each city and county. These allocations are provided per household income group and are for the upcoming housing element planning period of January 1, 2013 through October 31, 2021.

The RHNA plan allocation is not an accurate assessment of the actual needs of the city's residents by income group. To a large extent, SACOG's methodology for all jurisdictions was based on assumptions of the amount of housing unit growth that would be reasonable given residential development projects in the pipelines.

Table 3.10-1 shows the SACOG RHNA plan allocation for Yuba City. As shown in the table, the RHNA plan allocated 2,679 new housing units to Yuba City for the planning period. Of the 2,679 new housing units, 312 units are to be affordable to extremely low-income households, 312 units are for very low-income households, 437 are for low-income households, and 1,618 units for moderate and above-moderate income households.

Table 3.10-1: Housing Needs by Household Income Category

Income Category	*Number*	*Percent*
Extremely Low	312	12%
Very Low	312	12%
Low	437	16%
Moderate	498	19%
Above Moderate	1,120	42%
Total	2,679	100%

Note: Assumes 50 percent of the very low-income households are extremely low-income households.
Source: SACOG 2013–2021 RHNA - Final Allocations.

The City must provide an estimate of the projected extremely low-income housing needs. Based on CHAS data, 50 percent of the City's very low-income households qualify as extremely low-income. Therefore, the City is estimating approximately 50 percent of its very low-income regional housing need to be an extremely low-income housing need. In other words, of the 624 very low-income housing needed, the City is estimating 312 units for extremely low-income households. Most, if not all, extremely low-income households will require rental housing. The extremely low-income households will likely face housing problems such as overpaying, overcrowding, and/or accessibility issues as a result of their limited incomes. Also, many of the extremely low-income households will fall within a special needs category (disabled, seniors, large families or female-headed households) and require supportive housing services.

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4 Land Inventory

This chapter describes existing residential development within the city, and analyzes the amount of vacant land available for future housing development.

4.1 EXISTING LAND USES

The City of Yuba City contains approximately 4,688 acres of residential land, consisting primarily of low-density single-family neighborhoods.

Assisted Housing Supply

An inventory of assisted rental and owner housing for low- and moderate-income households reported that Yuba City contained 679 units of assisted rental housing (see Table 4.1-2). These units are either owned by the Housing Authority, owned by a nonprofit corporation and managed by the Housing Authority, or are privately owned.

Table 4.1-1 Yuba City Assisted Housing Supply

Project	*Agency/Sponsor*	*Units*	*Remarks*
Richland Housing Center 476 Garden Highway	Regional Housing Authority of Sutter & Nevada Counties (Housing Authority) (530) 671-0220	99 Units 2 Five Bedroom Units 9 Four Bedroom Units 36 Three Bedroom Units 38 Two Bedroom Units 10 One Bedroom Units 4 Studio Units	Built in 1961. Annual HUD Grant. HUD requires 40% of units be affordable to extremely low-income.
River City Manor 655 Jo Ann Way	Housing Authority (530) 671-0220	24 Units 24 One Bedroom Units	Built in 1986. HUD requires 40% of units be affordable to extremely low-income.
Percy Avenue 430 Percy Avenue	Housing Authority (530) 671-0220	8 Units 8 One Bedroom Units	Built in 1993. HUD requires 40% of units be affordable to extremely low-income.
Town Center Senior Housing	Housing Authority (530) 671-0220	28 Units 3 Two Bedroom Units 25 One Bedroom Units	Built in 1998. Six units at 40% of MFI, 21 units at 50%, one unit at 60%.
Farmworker Housing Adjacent to Richland	Housing Authority (530) 671-0220	259 Units	Built in the 1970s. Farmworkers, migrants and families only.

Project	*Agency/Sponsor*	*Units*	*Remarks*
Sutter Village 1200 Gray Avenue	Privately Owned	74 Units 74 One Bedroom Units	Built in 1977.
Live Oak Apartments 645 Queens Avenue	Privately Owned	35 Units 20 Two Bedroom Units 15 One Bedroom Units	Built in 1973. Housing Choice Voucher Eligibility.
Hidden Place 1111 Railroad Avenue	Privately Owned	8 Units 8 Two Bedroom Units	Built in 1981. Formerly Peach Tree Terrace.
King Wood Commons 1340 Gray Avenue	Housing Authority (530) 671-0220	64 Units 16 Three Bedroom Unit 34 Two Bedroom Units 14 One Bedroom Units	Built in 1971. Formerly Spencer Arms. HUD requires 40% of units be affordable to extremely low-income.
Park Terrace 665 Queens Avenue	Privately Owned	80 Units 56 Two Bedroom Units 24 One Bedroom Units	Year Built Unknown Very Low and Low Income.
679 TOTAL UNITS			

4.2 PROGRESS TOWARD MEETING HOUSING NEEDS

An important component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites in fulfilling Yuba City's share of regional housing needs as determined by SACOG. Most of the City's RHNA can be accommodated by vacant sites zoned for residential development. Prior to estimating development potential of these vacant sites the City identified approved lower-income housing projects that have not yet been constructed. The units to be generated from these projects can be counted toward meeting the City's RHNA.

The Richland Senior Housing Project was approved in 2012 and will be constructed as part of the Housing Authority's Richland Campus. The project will provide 45 deed-restricted very low and low-income senior rental housing units. Five of the units will be for extremely low-income households, 39 will be for very low-income households and one manager unit will be for a moderate-income household. After considering units approved but not built, the City's remaining housing allocation to be accommodated under the SACOG Regional Housing Needs Plan is 2,614 housing units: 307 extremely low-income units, 273 very low-income units, 437 low-income units, 497 moderate-income units, and 1,120 above moderate-income units. Table 4.2-1 summarizes the status of housing units approved but not built and the units available in the current land inventory.

In addition the City has approved rehabilitation of 20 units in the Redwood Garden Apartments with CDBG funds. The City has received final bids for the work which will commence in 2014. Once the rehabilitation work is completed, a total of 11 units will be deed-restricted for very low- and low-income households. Three of the units will be affordable to very-low income households and eight units will be for low-income households. These units do not meet the alternative adequate sites standards and are not included in Table 4.2-1, however they demonstrate the City's commitment towards maintaining its housing stock and providing affordable housing opportunities.

Table 4.2-1: Progress in Meeting Regional Housing Allocation

	Extremely Low-Income Units	*Very Low-Income Units*	*Low-Income Units*	*Moderate-Income Units*	*Above Moderate-Income Units*	*Total Units*
2013–2021 RHNA	312	312	437	498	1,120	2,679
Vacant but Entitled Sites for Lower-Income Housing Projects	5	39	0	1	0	45
Remaining Unaccommodated RHNA	307	273	437	497	1,120	2,634
Land Inventory		1,024[1]		597	1,837	3,458
Remaining RHNA After Land Inventory is Applied		0		0	0	0

Notes:
1. Extremely low-, very low-, and low-income units from the land inventory have been combined here to address the RHNA.

4.3 OPPORTUNITY SITES

On September 20, 2012, SACOG approved the Regional Housing Needs Plan. The City of Yuba City was assigned a portion of the regional housing need for a total of 2,679 new housing units.

This section of the element addresses the requirements of Government Code Sections 65583 and 65583.2, requiring a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community.

The City's share of the regional housing need will be met through the identification of available vacant and underutilized residential sites that are suitable and appropriately zoned. Tables 4.3-2 and 4-3-3 list the number of individual vacant residential sites by zone and general plan designation in the city. The opportunity sites identified in these tables are illustrated on the map in Figure 4.3-1. These sites are currently available and unconstrained so as to provide realistic development opportunities prior to October 31, 2021 (the end of planning period). None of the properties included in the vacant land inventory are constrained by environmental conditions or a lack of access to water and sewer service.

The City's land inventory was developed with the use of a combination of resources including the City's GIS database and the City's Land Use Element and Zoning Ordinance. The compilation resulted in not only an identification of sites, but also an estimate of potential development capacity for these sites. There are approximately 302 acres of vacant residential land at various planned densities within the city limits. The average development capacity density assumptions in Tables 4.3-2 and 4.3-3 for the R-1, R-2, R-3, C-O and PD zones reflect a reasonable assumption of 80 percent of maximum density. The maximum densities allowed on the site proposed to accommodate lower-income units (See Table 4.3-3) range from 36 to 45 units per acre. 80 percent of these maximums range from 28 to 36 units per acre. Table 4.3-1 provides details on the most recent multifamily project built and approved in Yuba City. The average of the densities of the three projects in Table 4.3-1 is 36 units per acre. This average density supports an assumption of 80 percent of maximum density on the sites proposed to accommodate the lower-income RHNA numbers.

Table 4.3-1 Recent Multifamily Housing Projects

Year Built	*Project Name*	*Number of Income Restricted Units*	*Density (units/acre)*
Approved 2012 (not yet built)	Richland Housing Senior Apartments	45 low-income senior units	67
2011	Plumas Family Apartments	8 very low- and 31 low-income units	18
2007	River Valley West Apartments	24 low-income units	25

Source: City of Yuba City Community Development Department, 2013.

The Regional Housing Authority of Sutter and Nevada Counties owns a 63-acre parcel (site #342 on Figure 4.3-1) known as the Richland Housing Campus. The site is partially developed and the Housing Authority has a formal vision for the remainder of the development. In accordance with a Preliminary Master Plan for the build-out of the Richland Housing Campus site, the 63 acre site is envisioned to be developed with a combination of affordable and market rate units. At complete build-out of the project site, the Richland Housing Community is planned to have a total of 750-800 residential units allocated in the following manner: 200-250 affordable senior housing units; 175 affordable to low income units; and, 375 market rate units. It's envisioned that the Master Plan will be developed in multiple phases over the next 10-15 years depending upon market conditions and available funding subsidies.

The parcel is zoned R-3 and has a General Plan designation of Medium/Low Density Residential. The Richland Senior Housing project discussed above will occupy .67 acres of this site. The Housing Authority is planning for a mix of uses on the remaining undeveloped portions of the parcel including residential uses with housing units deed restricted for lower-income households. The Housing Authority has already built 290 deed-restricted lower-income units on the campus serving 100 very low-income and 190 low-income households. In addition, the campus houses 79 units serving migrant farmworkers which are presumed to be lower-income. Residents of the migrant housing must show that at least 50 percent of their earned income comes from farm work, and that they haven't lived within a 50 mile radius within the last three months. The Housing Authority plans to build at least 61 additional deed-restricted lower-income units on its campus by 2021.

After considering projects already approved but not built, 1,017 lower-income units remain to be accommodated. Tables 4.3-2 and 4.3-3 illustrate how the City will meet SACOG's Regional Housing Needs Determination, 2013–2021, for adequate sites for all income groups by utilizing infill sites and one underutilized site. Parcels zoned High Density (shown in Table 4.3-2) can accommodate 963 units of multifamily housing for lower-income households. The underutilized site in the table can accommodate at least 61 units of multifamily housing for lower-income households. The total number of lower-income units that can be accommodated through vacant and underutilized land is 1,024 which sufficiently accommodates the remaining lower-income RHNA. Program H-C-5 is proposed to encourage small lot consolidation, in particular for the small parcels included in the land inventory to meet the lower-income RHNA. Based on allowed density and development standards, there are vacant sites in the land inventory that can accommodate 597 moderate and 1,837 above-moderate income housing units, more than enough needed to address the City's RHNA.

Table 4.3-2: Low Density Vacant Land Sites in the City of Yuba City ***(See Map Figure 4.3-1 for additional site data).***

Map Site #	*APN*	*Total Acreage*	*Zoning*	*General Plan Designation*	*Specific Plan Area*	*Max Density*	*Maximum Unit Potential*	*Realistic Unit Potential*	*Public Facilities/ Services*
				Vacant Sites					
1	51-650-063	0.14	PD	Medium/Low Density Residential		14	1	1	Yes
2	51-650-062	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
3	51-650-061	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
4	51-650-089	0.14	PD	Medium/Low Density Residential		14	1	1	Yes
5	51-650-090	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
6	51-650-091	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
7	51-650-001	0.12	PD	Medium/Low Density Residential		14	1	1	Yes
8	51-650-036	0.12	PD	Medium/Low Density Residential		14	1	1	Yes
9	51-650-037	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
10	51-650-002	0.11	PD	Medium/Low Density Residential		14	1	1	Yes
11	51-650-035	0.12	PD	Medium/Low Density Residential		14	1	1	Yes
12	51-650-034	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
13	51-650-092	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
14	51-650-093	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
15	51-650-094	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
16	51-650-060	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
17	51-650-007	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
18	51-650-008	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
19	56-030-065	26.00	PD	Low, Medium/Low, Medium/High, Park		7	187	149	Yes
20	51-650-096	0.10	PD	Medium/Low Density Residential		14	1	1	Yes

Map Site #	*APN*	*Total Acreage*	*Zoning*	*General Plan Designation*	*Specific Plan Area*	*Max Density*	*Maximum Unit Potential*	*Realistic Unit Potential*	*Public Facilities/ Services*
21	51-650-097	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
22	51-650-098	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
23	51-650-099	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
24	51-650-100	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
25	51-650-101	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
26	51-650-102	0.11	PD	Medium/Low Density Residential		14	1	1	Yes
27	51-650-103	0.12	PD	Medium/Low Density Residential		14	1	1	Yes
28	51-650-129	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
29	51-650-131	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
30	51-650-132	0.11	PD	Medium/Low Density Residential		14	1	1	Yes
31	51-650-133	0.12	PD	Medium/Low Density Residential		14	1	1	Yes
32	51-650-065	0.11	PD	Medium/Low Density Residential		14	1	1	Yes
33	51-650-066	0.11	PD	Medium/Low Density Residential		14	1	1	Yes
34	51-650-067	0.11	PD	Medium/Low Density Residential		14	1	1	Yes
35	51-650-068	0.11	PD	Medium/Low Density Residential		14	1	1	Yes
36	51-650-069	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
37	51-650-070	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
38	51-650-071	0.11	PD	Medium/Low Density Residential		14	1	1	Yes
39	51-650-072	0.11	PD	Medium/Low Density Residential		14	1	1	Yes
40	51-650-073	0.11	PD	Medium/Low Density Residential		14	1	1	Yes
41	51-650-074	0.13	PD	Medium/Low Density Residential		14	1	1	Yes
42	51-650-075	0.10	PD	Medium/Low Density Residential		14	1	1	Yes

Map Site #	*APN*	*Total Acreage*	*Zoning*	*General Plan Designation*	*Specific Plan Area*	*Max Density*	*Maximum Unit Potential*	*Realistic Unit Potential*	*Public Facilities/ Services*
43	51-650-076	0.11	PD	Medium/Low Density Residential		14	1	1	Yes
44	51-650-077	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
45	51-650-078	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
46	51-650-079	0.11	PD	Medium/Low Density Residential		14	1	1	Yes
47	51-650-080	0.11	PD	Medium/Low Density Residential		14	1	1	Yes
48	51-650-081	0.11	PD	Medium/Low Density Residential		14	1	1	Yes
49	51-650-082	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
50	51-650-083	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
51	51-650-084	0.11	PD	Medium/Low Density Residential		14	1	1	Yes
52	51-650-085	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
53	51-650-086	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
54	51-650-087	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
55	51-650-088	0.14	PD	Medium/Low Density Residential		14	1	1	Yes
56	51-650-095	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
57	51-650-104	0.12	PD	Medium/Low Density Residential		14	1	1	Yes
58	51-650-105	0.11	PD	Medium/Low Density Residential		14	1	1	Yes
59	51-650-106	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
60	51-650-107	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
61	51-650-108	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
62	51-650-109	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
63	51-650-110	0.10	PD	Medium/Low Density Residential		14	1	1	Yes
64	56-102-001	0.99	R-1	Low Density Residential		8	7	5	Yes

Map Site #	*APN*	*Total Acreage*	*Zoning*	*General Plan Designation*	*Specific Plan Area*	*Max Density*	*Maximum Unit Potential*	*Realistic Unit Potential*	*Public Facilities/ Services*
65	55-130-026	0.19	R-1	Low Density Residential		8	1	1	Yes
66	54-020-035	0.20	R-1	Low Density Residential		8	1	1	Yes
67	56-220-008	0.18	R-1	Low Density Residential		8	1	1	Yes
68	54-160-023	0.26	R-1	Low Density Residential		8	2	1	Yes
69	54-160-011	0.23	R-1	Low Density Residential		8	1	1	Yes
70	57-022-011	0.24	R-1	Low Density Residential		8	1	1	Yes
71	57-380-044	0.16	R-1	Low Density Residential		8	1	1	Yes
72	57-260-058	0.16	R-1	Low Density Residential		8	1	1	Yes
73	57-100-005	0.33	R-1	Low Density Residential		8	2	1	Yes
74	57-340-003	3.23	R-1	Low Density Residential		8	25	20	Yes
75	57-273-007	0.24	R-1	Low Density Residential		8	1	1	Yes
76	53-461-013	0.62	R-1	Low Density Residential		8	4	3	Yes
77	57-250-002	0.22	R-1	Low Density Residential		8	1	1	Yes
78	57-161-030	0.17	R-1	Low Density Residential		8	1	1	Yes
79	57-161-029	0.17	R-1	Low Density Residential		8	1	1	Yes
80	57-161-008	0.17	R-1	Low Density Residential		8	1	1	Yes
81	58-120-004	6.01	R-1	Low Density Residential		8	48	38	Yes
82	52-302-011	0.23	R-1	Low Density Residential		8	1	1	Yes
83	63-040-004	5.16	R-1	Low Density Residential		8	41	32	Yes
84	63-040-011	9.61	R-1	Low Density Residential		8	76	60	Yes
85	53-481-001	0.25	R-1	Low Density Residential		8	2	1	Yes
86	52-283-011	0.03	R-1	Low Density Residential		8	1	1	Yes

Map Site #	*APN*	*Total Acreage*	*Zoning*	*General Plan Designation*	*Specific Plan Area*	*Max Density*	*Maximum Unit Potential*	*Realistic Unit Potential*	*Public Facilities/ Services*
87	52-283-008	0.14	R-1	Low Density Residential		8	1	1	Yes
88	58-180-066	0.32	R-1	Low Density Residential		8	2	1	Yes
89	52-293-022	0.11	R-1	Low Density Residential		8	1	1	Yes
90	51-640-024	0.18	R-1	Low Density Residential		8	1	1	Yes
91	51-640-025	0.16	R-1	Low Density Residential		8	1	1	Yes
92	51-640-026	0.16	R-1	Low Density Residential		8	1	1	Yes
93	59-030-011	7.69	R-1	Low Density Residential		8	61	48	Yes
94	51-620-026	1.83	R-1	Low Density Residential		8	14	11	Yes
95	51-680-007	0.20	R-1	Low Density Residential		8	1	1	Yes
96	51-680-064	0.20	R-1	Low Density Residential		8	1	1	Yes
97	51-680-065	0.16	R-1	Low Density Residential		8	1	1	Yes
98	51-680-076	0.17	R-1	Low Density Residential		8	1	1	Yes
99	51-680-066	0.16	R-1	Low Density Residential		8	1	1	Yes
100	51-680-075	0.17	R-1	Low Density Residential		8	1	1	Yes
101	51-680-067	0.16	R-1	Low Density Residential		8	1	1	Yes
102	51-680-074	0.17	R-1	Low Density Residential		8	1	1	Yes
103	51-680-068	0.16	R-1	Low Density Residential		8	1	1	Yes
104	51-680-073	0.17	R-1	Low Density Residential		8	1	1	Yes
105	51-680-069	0.16	R-1	Low Density Residential		8	1	1	Yes
106	51-680-062	0.16	R-1	Low Density Residential		8	1	1	Yes
107	63-040-008	9.00	R-1	Low Density Residential		8	72	57	Yes
108	52-553-002	0.37	R-1	Low Density Residential	CCSP	8	2	1	Yes

Map Site #	*APN*	*Total Acreage*	*Zoning*	*General Plan Designation*	*Specific Plan Area*	*Max Density*	*Maximum Unit Potential*	*Realistic Unit Potential*	*Public Facilities/ Services*
109	51-461-024	0.31	R-1	Low Density Residential		8	2	1	Yes
110	62-230-030	0.22	R-1	Low Density Residential		8	1	1	Yes
111	59-171-008	0.32	R-1	Low Density Residential		8	2	1	Yes
112	51-462-012	0.17	R-1	Low Density Residential		8	1	1	Yes
113	51-560-092	0.29	R-1	Low Density Residential		8	2	1	Yes
114	62-220-035	0.32	R-1	Low Density Residential		8	2	1	Yes
115	59-310-020	0.37	R-1	Low Density Residential		8	2	1	Yes
116	62-390-004	0.16	R-1	Low Density Residential		8	1	1	Yes
117	51-640-027	0.16	R-1	Low Density Residential		8	1	1	Yes
118	51-640-030	0.20	R-1	Low Density Residential		8	1	1	Yes
119	51-640-028	0.16	R-1	Low Density Residential		8	1	1	Yes
120	51-640-029	0.17	R-1	Low Density Residential		8	1	1	Yes
121	59-530-025	11.33	R-1	Low Density Residential		8	90	72	Yes
122	59-040-010	11.65	R-1	Low Density Residential		8	93	74	Yes
123	51-640-023	0.17	R-1	Low Density Residential		8	1	1	Yes
124	51-670-074	0.29	R-1	Low Density Residential		8	2	1	Yes
125	51-670-044	0.18	R-1	Low Density Residential		8	1	1	Yes
126	51-670-043	0.16	R-1	Low Density Residential		8	1	1	Yes
127	51-670-042	0.16	R-1	Low Density Residential		8	1	1	Yes
128	51-670-041	0.16	R-1	Low Density Residential		8	1	1	Yes
129	51-670-037	0.16	R-1	Low Density Residential		8	1	1	Yes
130	51-670-036	0.16	R-1	Low Density Residential		8	1	1	Yes

Map Site #	*APN*	*Total Acreage*	*Zoning*	*General Plan Designation*	*Specific Plan Area*	*Max Density*	*Maximum Unit Potential*	*Realistic Unit Potential*	*Public Facilities/ Services*
131	51-670-062	0.16	R-1	Low Density Residential		8	1	1	Yes
132	51-670-061	0.16	R-1	Low Density Residential		8	1	1	Yes
133	51-670-060	0.16	R-1	Low Density Residential		8	1	1	Yes
134	51-670-059	0.16	R-1	Low Density Residential		8	1	1	Yes
135	51-670-072	0.16	R-1	Low Density Residential		8	1	1	Yes
136	51-670-071	0.16	R-1	Low Density Residential		8	1	1	Yes
137	51-670-070	0.16	R-1	Low Density Residential		8	1	1	Yes
138	51-670-069	0.16	R-1	Low Density Residential		8	1	1	Yes
139	51-670-068	0.16	R-1	Low Density Residential		8	1	1	Yes
140	51-670-067	0.16	R-1	Low Density Residential		8	1	1	Yes
141	62-020-079	10.95	R-1	Low Density Residential		8	87	69	Yes
142	56-310-057	0.17	R-1	Low Density Residential		8	1	1	Yes
143	56-310-058	0.13	R-1	Low Density Residential		8	1	1	Yes
144	56-310-059	0.12	R-1	Low Density Residential		8	1	1	Yes
145	56-030-054	2.38	R-1	Low Density Residential		8	19	15	Yes
146	51-680-027	0.16	R-1	Low Density Residential		8	1	1	Yes
147	51-680-028	0.16	R-1	Low Density Residential		8	1	1	Yes
148	51-680-034	0.16	R-1	Low Density Residential		8	1	1	Yes
149	51-680-035	0.16	R-1	Low Density Residential		8	1	1	Yes
150	51-680-013	0.16	R-1	Low Density Residential		8	1	1	Yes
151	51-680-014	0.16	R-1	Low Density Residential		8	1	1	Yes
152	51-680-015	0.16	R-1	Low Density Residential		8	1	1	Yes

Map Site #	*APN*	*Total Acreage*	*Zoning*	*General Plan Designation*	*Specific Plan Area*	*Max Density*	*Maximum Unit Potential*	*Realistic Unit Potential*	*Public Facilities/ Services*
153	59-610-083	0.16	R-1	Low Density Residential		8	1	1	Yes
154	59-610-084	0.18	R-1	Low Density Residential		8	1	1	Yes
155	51-680-016	0.16	R-1	Low Density Residential		8	1	1	Yes
156	51-680-017	0.16	R-1	Low Density Residential		8	1	1	Yes
157	51-680-018	0.20	R-1	Low Density Residential		8	1	1	Yes
158	51-680-001	0.16	R-1	Low Density Residential		8	1	1	Yes
159	51-670-035	0.16	R-1	Low Density Residential		8	1	1	Yes
160	51-670-034	0.16	R-1	Low Density Residential		8	1	1	Yes
161	51-670-033	0.16	R-1	Low Density Residential		8	1	1	Yes
162	51-680-002	0.16	R-1	Low Density Residential		8	1	1	Yes
163	51-680-003	0.16	R-1	Low Density Residential		8	1	1	Yes
164	51-680-004	0.16	R-1	Low Density Residential		8	1	1	Yes
165	51-680-005	0.16	R-1	Low Density Residential		8	1	1	Yes
166	51-670-038	0.20	R-1	Low Density Residential		8	1	1	Yes
167	51-680-006	0.20	R-1	Low Density Residential		8	1	1	Yes
168	51-680-012	0.16	R-1	Low Density Residential		8	1	1	Yes
169	51-680-011	0.16	R-1	Low Density Residential		8	1	1	Yes
170	51-680-010	0.16	R-1	Low Density Residential		8	1	1	Yes
171	51-680-009	0.16	R-1	Low Density Residential		8	1	1	Yes
172	51-680-008	0.16	R-1	Low Density Residential		8	1	1	Yes
173	51-680-061	0.16	R-1	Low Density Residential		8	1	1	Yes
174	51-680-060	0.16	R-1	Low Density Residential		8	1	1	Yes

Map Site #	*APN*	*Total Acreage*	*Zoning*	*General Plan Designation*	*Specific Plan Area*	*Max Density*	*Maximum Unit Potential*	*Realistic Unit Potential*	*Public Facilities/ Services*
175	51-680-059	0.16	R-1	Low Density Residential		8	1	1	Yes
176	51-680-032	0.20	R-1	Low Density Residential		8	1	1	Yes
177	51-680-033	0.18	R-1	Low Density Residential		8	1	1	Yes
178	51-680-058	0.21	R-1	Low Density Residential		8	1	1	Yes
179	51-680-052	0.20	R-1	Low Density Residential		8	1	1	Yes
180	51-680-053	0.16	R-1	Low Density Residential		8	1	1	Yes
181	51-680-054	0.16	R-1	Low Density Residential		8	1	1	Yes
182	51-680-055	0.16	R-1	Low Density Residential		8	1	1	Yes
183	51-680-056	0.16	R-1	Low Density Residential		8	1	1	Yes
184	51-680-057	0.20	R-1	Low Density Residential		8	1	1	Yes
185	51-680-036	0.17	R-1	Low Density Residential		8	1	1	Yes
186	51-680-037	0.16	R-1	Low Density Residential		8	1	1	Yes
187	51-680-039	0.16	R-1	Low Density Residential		8	1	1	Yes
188	51-680-038	0.16	R-1	Low Density Residential		8	1	1	Yes
189	51-680-040	0.16	R-1	Low Density Residential		8	1	1	Yes
190	51-680-041	0.16	R-1	Low Density Residential		8	1	1	Yes
191	51-680-042	0.16	R-1	Low Density Residential		8	1	1	Yes
192	51-680-043	0.18	R-1	Low Density Residential		8	1	1	Yes
193	51-680-044	0.30	R-1	Low Density Residential		8	2	1	Yes
194	51-680-047	0.16	R-1	Low Density Residential		8	1	1	Yes
195	51-680-046	0.16	R-1	Low Density Residential		8	1	1	Yes
196	51-680-048	0.16	R-1	Low Density Residential		8	1	1	Yes

Map Site #	*APN*	*Total Acreage*	*Zoning*	*General Plan Designation*	*Specific Plan Area*	*Max Density*	*Maximum Unit Potential*	*Realistic Unit Potential*	*Public Facilities/ Services*
197	51-680-049	0.16	R-1	Low Density Residential		8	1	1	Yes
198	51-680-063	0.20	R-1	Low Density Residential		8	1	1	Yes
199	51-680-050	0.16	R-1	Low Density Residential		8	1	1	Yes
200	51-680-051	0.19	R-1	Low Density Residential		8	1	1	Yes
201	51-670-040	0.19	R-1	Low Density Residential		8	1	1	Yes
202	51-670-039	0.21	R-1	Low Density Residential		8	1	1	Yes
203	59-530-027	4.03	R-1	Low Density Residential		8	32	25	Yes
204	59-620-023	0.24	R-1	Low Density Residential		8	1	1	Yes
205	59-620-024	0.24	R-1	Low Density Residential		8	1	1	Yes
206	59-620-025	0.28	R-1	Low Density Residential		8	2	1	Yes
207	59-620-027	0.27	R-1	Low Density Residential		8	2	1	Yes
208	59-620-026	0.26	R-1	Low Density Residential		8	2	1	Yes
209	59-530-026	7.06	R-1	Low Density Residential		8	56	44	Yes
210	59-620-028	0.25	R-1	Low Density Residential		8	2	1	Yes
211	59-620-014	0.23	R-1	Low Density Residential		8	1	1	Yes
212	59-620-015	0.20	R-1	Low Density Residential		8	1	1	Yes
213	59-620-016	0.20	R-1	Low Density Residential		8	1	1	Yes
214	59-620-018	0.19	R-1	Low Density Residential		8	1	1	Yes
215	59-620-019	0.18	R-1	Low Density Residential		8	1	1	Yes
216	59-620-022	0.23	R-1	Low Density Residential		8	1	1	Yes
217	59-620-004	0.23	R-1	Low Density Residential		8	1	1	Yes
218	59-620-005	0.20	R-1	Low Density Residential		8	1	1	Yes

Map Site #	*APN*	*Total Acreage*	*Zoning*	*General Plan Designation*	*Specific Plan Area*	*Max Density*	*Maximum Unit Potential*	*Realistic Unit Potential*	*Public Facilities/ Services*
219	59-620-006	0.21	R-1	Low Density Residential		8	1	1	Yes
220	59-620-007	0.18	R-1	Low Density Residential		8	1	1	Yes
221	59-620-008	0.19	R-1	Low Density Residential		8	1	1	Yes
222	59-620-009	0.20	R-1	Low Density Residential		8	1	1	Yes
223	59-620-010	0.20	R-1	Low Density Residential		8	1	1	Yes
224	59-620-011	0.20	R-1	Low Density Residential		8	1	1	Yes
225	59-620-012	0.23	R-1	Low Density Residential		8	1	1	Yes
226	59-620-003	0.22	R-1	Low Density Residential		8	1	1	Yes
227	59-530-001	1.45	R-1	Low Density Residential		8	11	8	Yes
228	59-610-040	0.20	R-1	Low Density Residential		8	1	1	Yes
229	59-610-080	0.18	R-1	Low Density Residential		8	1	1	Yes
230	59-610-007	0.22	R-1	Low Density Residential		8	1	1	Yes
231	59-610-008	0.17	R-1	Low Density Residential		8	1	1	Yes
232	59-610-010	0.22	R-1	Low Density Residential		8	1	1	Yes
233	59-610-009	0.17	R-1	Low Density Residential		8	1	1	Yes
234	59-610-011	0.21	R-1	Low Density Residential		8	1	1	Yes
235	59-610-012	0.18	R-1	Low Density Residential		8	1	1	Yes
236	59-610-013	0.22	R-1	Low Density Residential		8	1	1	Yes
237	59-610-006	0.28	R-1	Low Density Residential		8	2	1	Yes
238	59-610-033	0.37	R-1	Low Density Residential		8	2	1	Yes
239	59-610-014	0.27	R-1	Low Density Residential		8	2	1	Yes
240	59-610-015	0.27	R-1	Low Density Residential		8	2	1	Yes

Map Site #	*APN*	*Total Acreage*	*Zoning*	*General Plan Designation*	*Specific Plan Area*	*Max Density*	*Maximum Unit Potential*	*Realistic Unit Potential*	*Public Facilities/ Services*
241	59-610-016	0.18	R-1	Low Density Residential		8	1	1	Yes
242	59-610-017	0.22	R-1	Low Density Residential		8	1	1	Yes
243	59-600-078	0.15	R-1	Low Density Residential		8	1	1	Yes
244	59-600-077	0.11	R-1	Low Density Residential		8	1	1	Yes
245	59-600-076	0.12	R-1	Low Density Residential		8	1	1	Yes
246	59-610-082	0.19	R-1	Low Density Residential		8	1	1	Yes
247	59-610-029	0.26	R-1	Low Density Residential		8	2	1	Yes
248	59-610-026	0.17	R-1	Low Density Residential		8	1	1	Yes
249	59-610-025	0.20	R-1	Low Density Residential		8	1	1	Yes
250	59-610-034	0.38	R-1	Low Density Residential		8	3	2	Yes
251	59-610-035	0.27	R-1	Low Density Residential		8	2	1	Yes
252	59-610-001	0.20	R-1	Low Density Residential		8	1	1	Yes
253	59-610-002	0.17	R-1	Low Density Residential		8	1	1	Yes
254	59-610-003	0.17	R-1	Low Density Residential		8	1	1	Yes
255	59-610-004	0.17	R-1	Low Density Residential		8	1	1	Yes
256	59-610-005	0.21	R-1	Low Density Residential		8	1	1	Yes
257	59-600-022	0.26	R-1	Low Density Residential		8	2	1	Yes
258	59-600-023	0.14	R-1	Low Density Residential		8	1	1	Yes
259	59-600-062	0.23	R-1	Low Density Residential		8	1	1	Yes
260	59-600-061	0.16	R-1	Low Density Residential		8	1	1	Yes
261	59-600-060	0.20	R-1	Low Density Residential		8	1	1	Yes
262	59-600-044	0.19	R-1	Low Density Residential		8	1	1	Yes

Map Site #	*APN*	*Total Acreage*	*Zoning*	*General Plan Designation*	*Specific Plan Area*	*Max Density*	*Maximum Unit Potential*	*Realistic Unit Potential*	*Public Facilities/ Services*
263	59-600-043	0.15	R-1	Low Density Residential		8	1	1	Yes
264	59-600-042	0.16	R-1	Low Density Residential		8	1	1	Yes
265	59-600-041	0.16	R-1	Low Density Residential		8	1	1	Yes
266	59-600-040	0.15	R-1	Low Density Residential		8	1	1	Yes
267	59-600-039	0.15	R-1	Low Density Residential		8	1	1	Yes
268	59-600-037	0.17	R-1	Low Density Residential		8	1	1	Yes
269	59-600-038	0.15	R-1	Low Density Residential		8	1	1	Yes
270	59-600-036	0.24	R-1	Low Density Residential		8	1	1	Yes
271	59-600-035	0.21	R-1	Low Density Residential		8	1	1	Yes
272	59-600-034	0.23	R-1	Low Density Residential		8	1	1	Yes
273	59-600-033	0.22	R-1	Low Density Residential		8	1	1	Yes
274	59-600-032	0.34	R-1	Low Density Residential		8	2	1	Yes
275	59-600-031	0.29	R-1	Low Density Residential		8	2	1	Yes
276	59-600-030	0.15	R-1	Low Density Residential		8	1	1	Yes
277	59-600-029	0.15	R-1	Low Density Residential		8	1	1	Yes
278	59-600-027	0.17	R-1	Low Density Residential		8	1	1	Yes
279	59-600-028	0.15	R-1	Low Density Residential		8	1	1	Yes
280	62-062-002	0.74	R-1	Low Density Residential		8	5	4	Yes
281	62-072-016	1.91	R-1	Low Density Residential		8	15	12	Yes
282	62-072-015	1.56	R-1	Low Density Residential		8	12	9	Yes
283	62-082-017	1.93	R-1	Low Density Residential		8	15	12	Yes
284	62-082-011	9.09	R-1	Low Density Residential		8	72	57	Yes

Map Site #	*APN*	*Total Acreage*	*Zoning*	*General Plan Designation*	*Specific Plan Area*	*Max Density*	*Maximum Unit Potential*	*Realistic Unit Potential*	*Public Facilities/ Services*
285	62-200-026	0.22	R-1	Low Density Residential		8	1	1	Yes
286	62-020-072	6.19	R-1	Low Density Residential		8	49	39	Yes
287	62-270-041	0.23	R-1	Low Density Residential		8	1	1	Yes
288	53-251-017	0.41	R-1	Low Density Residential		8	3	2	Yes
289	53-251-016	0.41	R-1	Low Density Residential		8	3	2	Yes
290	62-020-067	6.34	R-1	Low Density Residential		8	50	40	Yes
291	53-251-014	0.34	R-1	Low Density Residential		8	2	1	Yes
292	63-010-107	18.85	R-1	Low Density Residential		8	150	120	Yes
293	63-040-019	7.95	R-1	Low Density Residential		8	63	50	Yes
294	51-680-045	0.20	R-1	Low Density Residential		8	1	1	Yes
295	62-310-007	15.33	R-1	Low Density Residential		8	122	97	Yes
296	59-030-018	0.24	R-1	Low Density Residential		8	1	1	Yes
297	51-580-013	0.71	R-1	Low Density Residential		8	5	4	Yes
298	51-580-012	0.64	R-1	Low Density Residential		8	5	4	Yes
299	51-580-014	14.02	R-1	Low Density Residential		8	112	89	Yes
300	63-040-010	39.12	R-1	Low Density Residential		8	312	249	Yes
301	63-040-016	13.32	R-1	Low Density Residential		8	106	84	Yes
302	63-040-003	26.80	R-1	Low Density Residential		8	214	171	Yes
303	52-172-005	0.11	R-2	Low Density Residential		8	1	1	Yes
304	52-283-012	0.16	R-2	Low Density Residential		8	1	1	Yes
305	52-283-013	0.15	R-2	Low Density Residential		8	1	1	Yes
306	52-181-006	0.18	R-2	Low Density Residential		8	1	1	Yes

Map Site #	*APN*	*Total Acreage*	*Zoning*	*General Plan Designation*	*Specific Plan Area*	*Max Density*	*Maximum Unit Potential*	*Realistic Unit Potential*	*Public Facilities/ Services*
307	52-153-016	0.06	R-2	Low Density Residential		8	1	1	Yes
308	54-220-111	0.09	R-2	Medium/Low Density Residential		14	1	1	Yes
309	54-220-112	0.11	R-2	Medium/Low Density Residential		14	1	1	Yes
310	58-020-010	0.17	R-2	Medium/Low Density Residential		14	2	1	Yes
311	58-020-008	0.17	R-2	Medium/Low Density Residential		14	2	1	Yes
312	58-020-009	0.25	R-2	Medium/Low Density Residential		14	3	2	Yes
313	58-020-005	0.35	R-2	Medium/Low Density Residential		14	4	3	Yes
314	58-120-001	7.47	R-2	Medium/Low Density Residential		14	104	83	Yes
315	59-020-015	0.38	R-2	Medium/Low Density Residential		14	5	4	Yes
316	59-020-016	0.45	R-2	Medium/Low Density Residential		14	6	4	Yes
317	17-114-034	7.35	R-2	Medium/Low Density Residential		14	102	81	Yes
318	59-600-004	0.11	R-2	Medium/Low Density Residential		14	1	1	Yes
319	59-600-003	0.15	R-2	Medium/Low Density Residential		14	2	1	Yes
320	63-040-010	6.08	R-2	Medium/Low Density Residential		14	85	68	Yes
321	59-530-026	4.58	R-3	Medium/Low Density Residential		14	64	51	Yes
322	54-183-017	6.92	R-3	Medium/Low Density Residential		14	96	76	Yes
323	51-540-039	0.76	R-3	Medium/Low Density Residential		14	10	8	Yes
Totals								2,434	

Table 4.3-3: High Density Vacant and Underutilized Land Sites in the City of Yuba City
(See Map Figure 4.3-1 for additional site data).

Map Site #	*APN*	*Total Acreage*	*Zoning*	*General Plan Designation*	*Specific Plan Area*	*Max Density*	*Maximum Unit Potential*	*Realistic Unit Potential*	*Public Facilities/ Services*
Vacant Sites									
324	52-471-008	0.16	R-3	Medium/High Density Residential	CCSP	45	7	5	Yes
325	52-461-029	0.14	R-3	Medium/High Density Residential	CCSP	36	5	4	Yes
326	52-471-020	0.23	R-3	Medium/High Density Residential	CCSP	45	10	8	Yes
327	51-403-001	0.20	R-3	Medium/High Density Residential		36	7	5	Yes
328	52-471-009	0.15	R-3	Medium/High Density Residential	CCSP	45	6	4	Yes
329	52-252-031	0.09	R-3	Medium/High Density Residential	CCSP	36	3	2	Yes
330	52-490-001	0.30	R-3	Medium/High Density Residential	CCSP	45	13	10	Yes
331	52-471-010	0.03	R-3	Medium/High Density Residential	CCSP	45	1	1	Yes
332	52-471-007	0.17	R-3	Medium/High Density Residential	CCSP	45	7	5	Yes
333	52-461-026	0.14	R-3	Medium/High Density Residential	CCSP	36	5	4	Yes
334	52-471-021	0.48	R-3	Medium/High Density Residential	CCSP	45	21	16	Yes
335	52-252-033	0.43	R-3	Medium/High Density Residential	CCSP	36	15	12	Yes
336	51-040-011	7.05	R-3	Medium/High Density Residential		36	253	202	Yes
337	51-062-010	3.16	R-3	Medium/High Density Residential		36	113	90	Yes
338	51-132-001	0.17	R-3	Medium/High Density Residential		36	6	4	Yes
339	63-040-010	17.83	R-3	Medium/High Density Residential		36	641	512	Yes
340	53-240-017	1.86	C-O	Office & Office Park	CCSP	45	83	66	Yes
341	53-194-013	0.38	C-O	Office & Office Park	CCSP	45	17	13	Yes
Underutilized Site									
342	53-470-053	63.00	R-3	Medium/High Density Residential		14		61	Yes
Totals								1,024	

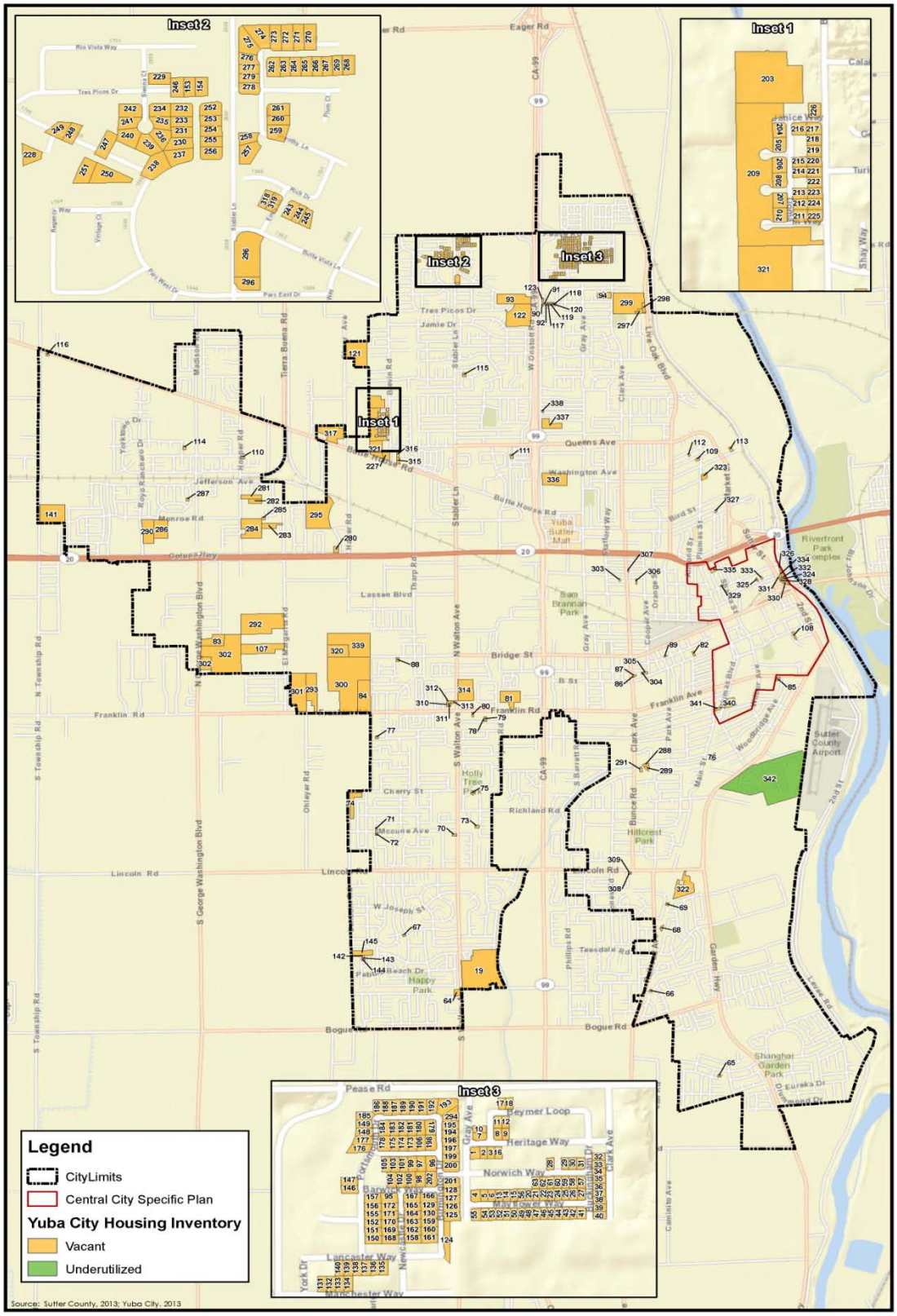


Figure 4.3-1
Yuba City Housing Inventory

4.4 LINCOLN EAST SPECIFIC PLAN AREA

As demonstrated in Program H-C-6 of this element, the annexation of the Lincoln East Specific Plan (LESP) is anticipated during the eight-year period of the 2013–2021 Housing Element. The City pursued the annexation of the LESP during the previous planning period. The City adopted the Specific Plan, Public Facilities Financing Plan and Environmental Impact Report in 2009. Approximately 50 acres are zoned for high-density multifamily residential use at a density range of 12-36 units per acre and an assumed average density of 24 units per acre. The LESP includes a minimum 10 percent affordable housing goal and allows owner-occupied and multifamily rental residential uses by right, without discretionary approval. The City worked with the primary applicant/property owner in the area on the annexation application; however, the process was suspended when the downturn in the housing market and the associated difficulty in obtaining financing led the primary applicant to end its participation in the annexation process. Due to these circumstances beyond the city's control, annexation did not occur and development agreements were not put in place. Recently, the City has seen renewed interest in the annexation of the LESP and annexation is likely during the 2013–2021 planning period.

The LESP designates land uses and provides the regulatory framework for the development of 1,160 acres of residential and commercial uses, parks, and public facilities. The plan area is located southwest of the city within the city's sphere of influence (SOI) and is consistent with the Yuba City General Plan and zoning regulations. Residential land uses account for approximately 822 acres (71 percent) of the plan area. There are three large parcels zoned medium/high density within the LESP where subdividing is likely to occur (sites 42, 55, and 58). Upon subdividing, these sites will be available for a variety of multifamily product.

The General Plan includes the following land use designations in the plan area: Low Density Residential, Low-Medium Density Residential, Medium- High Density Residential, Parks and Recreation, Public Facilities, Community Commercial, and Neighborhood Commercial. Residential zoning districts and density ranges as follows:

Lincoln East Specific Plan Zoning Districts

Residential Land Use Designation	*Acreage*	*Density Range per Acre*
Low Density Residential (LD-10K)	166	1 to 4
Low Density Residential (LD)	466	2 to 8
Low–Medium Density (MD)	134	6 to 14
Medium–High Density (HD)	56	12 to 36

The plan encourages the production of affordable housing by designating higher-density land uses including Medium-High Density Residential which accommodates attached homes, two- to four-plexes, and multifamily apartment buildings. High-density uses are located near transportation corridors and within walking distance to parks, community facilities, and schools. Approximately 5 percent of residential uses are dedicated to the Medium-High Density Residential designation. The implementing zoning district for this land use designation is the Multi-Family Residential Zoning District (R3-LESP). The LESP allows owner-occupied and multifamily rental residential uses by right.

For all projects in the LESP, streamlined permit processing and pre-development conferences will be available to expedite the development process. To facilitate the development of affordable housing projects the City's Community Development Department will work with developers and nonprofit groups to ensure that affordable housing is implemented within the Specific Plan.

There are approximately 4,865 units in the LESP area that may contain affordable housing opportunities and approximately 486 units (10 percent) of affordable housing may be provided to lower-income households. These affordable housing units will be developed in conjunction with new market-rate housing through the use of incentives such as fee credits, density bonuses, infrastructure improvement offsets, or by other means as established in development agreements or conditions of approval. Individual development proposals will be responsible for proposing the approach and methodology to meet their prorata share of affordable housing. At this time, there are no affordable housing development agreements in place.

As required by state law, the LESP addresses the full range of public facilities including streets, utilities, parks, and open space, as well as residential uses. A phasing program is in place to ensure that these public improvements are constructed in a logical sequence so that each phase of development is supported by the necessary facilities, services, and related infrastructure. This phasing program may be modified at any time as long as the full ranges of public facilities are installed.

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5 Housing Constraints and Resources

This chapter describes the potential constraints applied by local, state, and federal governments, the private market, and the natural environment to the expansion of the city's housing supply. Additionally, potential resources available through local, state, and federal programs are also discussed.

5.1 Governmental Constraints and Resources

Governmental constraints include the regulatory functions that are basic to the role of local government; however, there is much debate about whether or not these regulations discourage the availability of housing to people of all income levels. Several state and federal housing programs provide financial assistance to very low-, low- and moderate-income households for monthly housing costs, rehabilitation, and down payment assistance.

Land Use Regulations

The land use categories of the City's 2004 General Plan, and resultant residential zoning districts, provide for residential growth at various density levels:

Low Density Residential. Single-family, duplex, mobile-home parks, and low-density cluster housing at 2-8 dwelling units per gross acre; intended to provide a spacious, open neighborhood. An average density of 4.25 units per acre is used for build-out projections.

Low-Medium Density Residential. Residential development at 6-14 units per acre; provides for a mix of single-family housing on lots ranging in size from 2,500 square feet to 6,000 square feet, with duplexes, single-family homes with second units over a garage, attached single-family homes, and mobile home parks. An average density of 9 units per acre is used for build-out projections.

Medium-High Density Residential. Multifamily residential development at 12-36 units per acre; includes uses such as attached homes, two- to four-plexes, and apartment buildings. An average density of 24 units per acre is used for build-out projections.

Zoning requirements for setbacks, lot coverage, and parking are not perceived as a particular constraint to housing development in Yuba City. A summary of the city's residential development standards and zoning for all types of housing is shown in Tables 5.1-1A and 5.1-1B. Residential development is also allowed in the Central City Specific Plan (CSCSP) area which includes parcels in multiple zones. Generally, the specific plan area allowed development at higher intensity than the rest of the city. Densities ranging from 12 to 45 units per acre are allowed in the CCSP area. In the storefront commercial subarea densities of 30 units per acre are allowed. In the residential subarea densities of up to 45 units per acre are allowed. Maximum densities for sites in the CCSP included in the land inventory range from 36 to 45 units per acre. Figure 4.3-1 shows the boundary of the CCSP. Table 5.1-1C presents standards for residential development in the CCSP area.

Table 5.1-1A: City of Yuba City Zoning for Residential Uses

	Residential Zones			
Residential Use	*R-1 Single Family*	*R-2 Two Family*	*R-3 Multifamily*	*PD Planned Development*
Single-Family Dwelling	P	P	P	See Note 1
Room and Boarding House	--	--	U	See Note 1
Two Family	--	P	P	See Note 1
Multifamily Dwelling	--	--	P	See Note 1
Second Family Residence	P	--	--	See Note 1
Factory Built	ZC	P	P	See Note 1
Mobile Homes	ZC	P	P	See Note 1
Mobile Home Parks	U	U	U	See Note 1
Residential Care Facility, Small	P	P	P	See Note 1
Residential Care Facility, Large	U	U	P	See Note 1
Senior Congregate Care Facility	--	--	P	See Note 1
Family Day Care Homes, Small	P	P	P	See Note 1
Family Day Care Homes, Large	P	P	P	See Note 1
Employee Housing	--	--	--	See Note 1
Single-Room Occupancy Housing (SRO)	--	--	--	See Note 1
Caretaker/Watchman	--	--	--	See Note 1
Transitional Housing	--	--	U	See Note 1
Supportive Housing	--	--	--	See Note 1
Emergency Shelters	--	--	U	See Note 1

General Note: Employee housing exists in Agricultural Holdings Zoning and Single-Room Occupancy Housing exists in Commercial Zoning, however the City's current zoning code does not address permitting requirements.
Note: The PD zone allows any use or combination of uses which are arranged and designed in such a manner as to result in a development which is internally compatible, compatible with neighboring uses and consistent with the General Plan. The allowed uses are determined during the development review process.

Commercial and Industrial Zones

	C-1	*C-2*	*C-3*	*C-M*	*M-1*	*M-2*	*C-O*
Single-Family Dwelling	U[1]	U[1]	U[1]	--	--	--	U[1]
Room and Boarding House	--	--	--	--	--	--	--
Two Family	--	--	--	--	--	--	--
Multifamily Dwelling	U[1]	U[1]	U[1]	--	--	--	U[1]
Second Family Residence	--	--	--	--	--	--	--
Factory Built	--	--	--	--	--	--	--
Mobile Homes	--	--	--	--	--	--	--
Mobile Home Parks	--	--	--	--	--	--	--
Residential Care Facility, Small	--	--	--	--	--	--	--
Residential Care Facility, Large	--	--	--	--	--	--	--
Senior Congregate Care Facility	--	--	--	--	--	--	--
Family Day Care Homes, Small	--	--	--	--	--	--	--
Family Day Care Homes, Large	--	--	--	--	--	--	--
Employee Housing	--	--	--	--	--	--	--
Single-Room Occupancy Housing (SRO)	--	--	--	--	--	--	--
Caretaker/Watchman	U[2]	U[2]	U[2]	P[2]	P[2]	P[2]	--
Transitional Housing	--	--	--	--	--	P	--
Supportive Housing	--	--	--	--	--	--	--
Emergency Shelters	--	--	--	--	--	P	--

P=Permitted Use U=Use Permit Required -- Use Not Permitted
ZC=Zoning Clearance
C-1= Neighborhood Commercial C-2=Community Commercial C-3=General Commercial
C-M=Heavy Commercial/Industrial M-1=Light Industrial M-2=Industrial C-O=Office Commercial

Notes:
Residences are permitted in the C Districts in conjunction with a bona fide business or on upper floors of the same building. If the building is single story then the square footage of the residence shall not exceed the square footage of the building designated as part of the business.
Provided it is part of a bona fide commercial use and not a separate rental unit.
Source: City of Yuba City Community Development Department, Zoning Regulations, 2013.

Table 5.1-1B: City of Yuba City Property Development Regulations

	R-1	*R-2*	*R-3*	*PD*	*C-1*	*C-2*	*C-3*	*C-O*
Minimum Lot Size (sq ft)	5,000 interior lot 6,000 corner lot	Two-family: 6,000 interior lot 7,000 corner lot One-family: 3,500 interior lot 4,500 corner lot	Two-family: 10,000	See Note 1	5,000	5,000	5,000	6,000
Density	LDR: 8 units per acre	LDR: 8 units per acre M/LDR: 14 units per acre	M/LDR: 14 units per acre M/HDR: 36 units per acre	MDR: 14 units per acre	--	--	--	--
Minimum Lot Width (ft)	50 (40 on cul-de-sacs if back of front yard measures 50)	60 (50 on cul-de-sacs if back of front yard measures 60)	100 (80 on cul-de-sacs if back of front yard measures 100)	See Note 1	--	--	--	--
Maximum Lot Coverage	40% for two-story residences 45% for single-story residences	Two-family: 40% for two-story residences One-family: 45% for single-story residences	60% structures	See Note 1	--	--	--	--
Minimum Yards (ft):								
Front	15*	15*	15	See Note 1	10	10		None
Side	5 interior side 10* street side	5 interior side 10* street side	5 interior side 15 street side		Street Side – 10 Interior Side – None2	Street Side – None Interior Side – None2		Street Side – None Interior Side – None2

	R-1	*R-2*	*R-3*	*PD*	*C-1*	*C-2*	*C-3*	*C-O*
Rear	25 or 20% of total lot depth (whichever is less)	25 or 20% of total lot depth (whichever is less)	10		None3	None3		None3
Maximum Height (ft)	35 (for 2 stories)	35 (for 3 stories)	48 (for 4 stories) depending on adjacent zoning, 20 for accessory buildings	See Note 1	30 (for 3 stories)	52 (for 4 stories)	52 (for 4 stories)	52 (for 4 stories)
Parking				See Note 1	See Note 5	See Note 5	See Note 5	See Note 5
	One-Family: Two spaces per unit **Second Family Residence:** 1 space for one bedroom or for second family residences with at least one resident over 62 years of age, 2 spaces for 2 bedrooms **Two-Family:** Two spaces per unit **Mobile Home Park:** Two spaces for each unit. Parking may be in tandem. One additional space for each five units for guest parking. **Multiple-Family:** One space per studio or 1-bedroom unit, 1.5 spaces per 2-bedroom unit, 2 spaces per 3-or-more-bedroom unit. One guest space for each 10 units. **Rooming House, Boarding House, Bed and Breakfast:** Two spaces, plus one space for each room for rent.							

Notes:

1. The PD zone allows 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. The PD must be found to be consistent with the General Plan designation(s) applied to the property.

2. Except when abutting a residential district, then 15 feet.

3. Except when abutting a residential district or for a through lot where neighboring uses have front yards, then 15 feet.

4. On-street parking adjacent to commercial and industrial properties in the C Districts may be counted toward the amount of required on-site parking.

Source: City of Yuba City Community Development Department, Zoning Regulations, 2013.

Table 5.1-1C: City of Yuba City Property Development Regulations: Central City Specific Plan

	Storefront Commercial	*Residential Areas*
Minimum Lot Size (sq ft)	--	--
Density (units per acre)	30	Single Family: 12 to 45 Multi-Family: 20 to 45
Minimum Lot Width (ft)	--	--
Maximum Lot Coverage	--	--
Minimum Yards (ft):		
Front - Maximum	01	204
Front - Minimum	--	12
Side	02	55
Rear	25	5
Minimum Height (ft)	20	--
Maximum Height (ft)	42 (for 3 stories)3	36 (for 3 stories)6
Parking	2 spaces per unit, 1 space for studio unit	2 spaces per 2 bedroom unit or more, 1 space for 1 bedroom or studio units

Notes:

Mid-block buildings between existing adjacent structures shall be no closer to the street than the adjacent building closest to the street, and no farther than the adjacent building farthest back from the street. Corner buildings shall be built to both right-of-way lines in order to frame the intersection with several exceptions detailed in the Central City Specific Plan Chapter VIII. Standards & Guidelines-Storefront Commercial Areas, p. 90.

New buildings may be built to both side property lines, and must be built to at least one side property line. Where a side setback occurs certain standards applied as detailed in the Central City Specific Plan Chapter VIII. Standards & Guidelines-Storefront Commercial Areas, p. 91.

To encourage roof profile variation, sloping roofs may exceed the height limit by one floor or 10 feet, for a maximum overall building height of 52 feet (for four stories).

Between adjacent buildings setback shall be no closer to the street than the adjacent building closer to the street, and no farther than the adjacent building farthest from the street. Open porches may extend a maximum of three feet into the setback.

Exceptions are detailed in the Central City Specific Plan Chapter VIII. Standards & Guidelines-Residential Areas, p. 123.

Exceptions to maximum height are detailed in the Central City Specific Plan Chapter VIII. Standards & Guidelines-Residential Areas, p. 119.

Source: City of Yuba City Community Development Department, Zoning Regulations, 2013.

Addressing Land Use Controls Constraints

Program H-A-2 proposes to amend the zoning code to comply with state law and allow second family residences (second units) ministerially in all residential zones. Program H-D-4 proposes to amend the zoning code to comply with SB 2 related to transitional and supportive housing. Program H-A-3 proposes to allow SROs without a Use permit in the C zones.**.** Program H-D-9 proposes to amend the zoning code to comply with the state Employee Housing Act addressing employee housing in zones allowing single-family structures and agricultural uses.

Fees and Exactions

The City has established building and planning fees for residential development. These fees, as of July 1, 2013, are listed in Table 5.1-2.

Table 5.1-2: Planning and Building Fee Schedule (2013)

General Plan Amendments	
Text and Map Changes	$2,548
Zoning	
Rezoning Map Change	$2,548
Rezoning Text Change	$2,548
Zoning Clearance for signs, homes, model homes, and telecommuni	$45
Land Divisions	
Subdivision Map	$3,827 plus $29 per lot over 4
Parcel Map	$1,370
Parcel Map Revisions	$360
Subdivision Map Revision	$707
Subdivision Map Time Extension	$337
Parcel Map Time Extension	$337
Lot Line Adjustment	$775 plus $72 per lot over 2
Certificate of Compliance	$191
Variances	
Single Family Residential	308
Plan Check	
Residential	50% of Building Fees
Occupancy Permit	$260
Building Fee Multiplier	
Project Valuation $0-$5,300	Minimum Permit Fee of $195
Project Valuation $5,301-$25,000	0.033
Project Valuation $25,001-$50,000	0.02
Project Valuation $50,001-$250,000	0.01
Project Valuation $250,001-$500,000	0.009
Project Valuation $500,001-$1,000,000	0.006
Project Valuation Over $1,000,000	0.007
Plan Check	$57

Source: City of Yuba City, July 1, 2013.

As shown in Table 5.1-3, development fees for a model single-family dwelling unit totals approximately $28,429, and those for a model multifamily unit total approximately $19,058. These costs are estimates of potential building, planning, and infrastructure fees.

Table 5.1-3: Development Impact Fees in Yuba City

Dwelling Type	*City Impact Fees*	*County Impact Fees*	*Levee Fees*	*Total Impact Fees*
Single-Family	$21,548	$3,596	$3,285	$28,429
Duplex	$21,098	$3,116	$2,848	$27,062
Multifamily	$14,126	$2,577	$2,355	$19,058
Mobile Home	$13,370	$2,145	$1,961	$17,476

Source: City of Yuba City, 2013.

The Public Works Department levies the following fees for improvement plans:

- plan check and inspection fees (3 to 4 percent of construction cost, depending on construction costs).
- water connection, service, and meter fees ($11,314.41 single-family, assuming a one-inch pipe; $34,404.64 multifamily, assuming a two-inch pipe).
- sewer connection fees ($6,149.72 single-family; $5,534.47 per unit multifamily).

Table 5.1-4 identifies the typical development fees for single-family and multifamily housing. The fees for a single-family unit make up about 7 percent of the total construction costs, and for a multifamily unit (assumed to be 1,500 square feet constructed at a cost of $200 per square foot), fees constitute just 6 percent of total construction costs. These fees are low compared to most other cities in the Sacramento region and do not represent a significant financial constraint to new housing development. It should also be noted that the city has reduced fees for projects that are defined as infill projects by nearly fifty percent.

Table 5.1-4: Total Processing and Impact Fees for Single-family and Multifamily Units in Yuba City

Housing Type	*Total Fees*	*Estimated Development Cost per Unit*	*Estimated Proportion of Fees to Development Costs per Unit*
Single-family Unit	$28,429	$400,000	7%
Multifamily Unit	$17,476	$300,000	6%

Source: City of Yuba City 2013. Building-Cost.net 2013. PMC 2013.

Infrastructure

The provision of on-site improvements, such as streets, curbs, gutters, sidewalks, landscaping, drainage, water, and sewer infrastructure, are standard conditions of development approval.

The City requires typical off-site improvements (e.g., curb, gutter and sidewalk) for residential development to ensure public health and safety. Typical residential street widths are 40 feet for the right-of-way; however, the City has allowed a reduction in street width to increase the number of units that

could be accommodated on any given parcel of land. The City has also: 1) decreased street width by allowing sidewalks on only one side of the street; 2) allowed development with no sidewalks on infill development where sidewalks are not already present in the area; 3) used roll curbs instead of formed curbs and gutters; and 4) allowed common trenching for utilities. These flexibilities in standards could allow greater land area and increased density, which may result in a per-lot cost reduction. This savings may ultimately be reflected in the price of housing.

In many cases, off-site improvements and/or mitigations may also be required, such as street widening and installation of traffic signals, public utility easements, and flood control improvements. Infrastructure costs are incorporated into the total residential development project costs discussed under Market Constraints, below.

Effective January 2006, SB 1087 requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower-income households. Pursuant to these statutes, upon adoption of its Housing Element, the City of Yuba City will immediately deliver the Housing Element to local water and sewer providers, along with a summary of its regional housing needs allocation.

Development Review Process

Depending on the magnitude and complexity of the development proposal, the time which elapses from application submittal to project approval may vary considerably. Factors which can affect the length of development review on a proposed project include a rezoning or General Plan amendment requirement, public meetings required for Planning Commission or City Council review, or a required negative declaration or environmental impact report (EIR).

All multifamily projects with more than 25 units undergo design review as part of the permitting process. Staff has ministerial authority to approve projects up to and including 25 units, provided that the project conforms to the objective standards in the Zoning Regulations and Design Guidelines. Projects of more than 25 units are subject to discretionary approval by the Planning Commission, and projects of more than 100 units are subject to discretionary approval by the City Council. All projects requiring discretionary approval are reviewed for environmental and land use aspects. Findings for projects requiring discretionary approval are the same for all multifamily projects. Findings for approval include: a) the site for the proposed use to be adequate in size and shape to accommodate said use, public access, parking and loading, yards, landscaping and other features; b) the streets serving the site to be adequate to carry the quantity of traffic generated by the proposed use; and c) the site design, design of the buildings, and the scale of the project to complement neighboring facilities. The City’s design review guidelines ensure aesthetically pleasing designs and provide the applicant with a thorough and clear understanding of the process used from the inception of the project to project completion. Applicants are also informed by City staff that planning staff are available for pre-permitting consultations regarding the design review process. For the convenience of applicants the design review process runs concurrently with the building permit review.

Permit processing for residential developments permitted by right, and the steps required for each review (including group residences and residential care homes), are shown in Table 5.1-5.

Table 5.1-5: Project Review Time for Residential Projects

Unit Type	*Typical Approval Requirements*	*Total Estimated Time*
Single-Family	Building Review, Fire Sprinkler Review, Planning Review, Engineering Review	3 weeks for first review, 1 week for subsequent review
Multifamily	Building Review, Fire Sprinkler Review, Planning Review, Engineering Review, Fire Department Review, Utilities Review	3 weeks for first review, 1 week for subsequent review
Subdivision	Building Review, Planning Review, Engineering Review, Fire Department Review, Public Works Review, All Utility Agencies, Other Affected Agencies	Approximately 1 month; Development Review Committee (DRC) 10 days after application; Planning Commission 3 weeks after DRC

Source: City of Yuba City 2013.

The firm of Mogavero Notestine Associates was hired by the City to simplify its development review process and to reduce the processing time for many types of projects as well as reduce the potential for arbitrary review. There is nothing unique required of the City's development review process that would, in any way, inhibit development potential or contribute to project approval uncertainty, or increase the cost of the project. The City's guidelines work to ensure a streamlined project review process, and ensure fairness and consistency in the development review process. Applicants are informed by City staff that planning staff are available for pre-permitting consultations regarding the development review process. Therefore, an applicant can be assured that a project will be approved at the density permitted by the underlying zoning as long as the project complies with the basic development standards such as density, height, setbacks, floor area ratios, structural coverage, et cetera. Typical findings involve projects that have not complied with the basic development standards such as density, height, setbacks, et cetera. As such, the development review process is not perceived as a barrier to new development. Consultation with the development community has confirmed this assertion.

Currently, emergency shelters are allowed by right in the M-2 zone. Previously, the City required a use permit which necessitated only a period of 45 days for review and approval by the Planning Commission, regardless of size in R-3 districts. To encourage and facilitate the development of emergency shelters, the City modified the zoning code to allow emergency shelters by right in the M-2 zone. This use no longer requires a use permit, as in the past, and serves as an example of streamlining the permitting process for emergency shelters.

The City allows density bonuses for eligible projects. Program H-A-4 proposes to codify the City's density bonus ordinance in compliance with state density bonus law. Program H-D-6 will continue the City's practice of offering specific incentives for development of individual or group-care housing affordable to the City's senior and special needs populations through City-specific density bonuses (in addition to state requirements), reduced parking requirements, and development fee reductions for projects at infill localities.

Building Code and Enforcement

The City has adopted the 2010 California Building, Residential, Electrical, Mechanical, Plumbing, Fire, Energy, Administrative, Existing Building, Referenced Standards, Historical, and Green Codes and the 2009 Uniform Swimming Pool, Spa, and Hot Tub Code. Permits are required for all electrical and plumbing work and other major home improvements and modifications. Yuba City also requires the installation of sprinklers for multifamily developments (three or more units). In general, the City's building codes represent basic construction standards within the State of California and thus do not place an undue burden on the construction or rehabilitation of affordable housing. Building code standards are upheld through code enforcement. Code enforcement activities strive to promote and maintain a safe living environment and address building condition issues before they progress to the point of requiring more extensive repairs.

The City has also adopted several amendments to the above listed codes. These amendments are found in sections 7-1.02 through 7-1.07 of the Municipal Code. The first amendment simply includes Chapter 5 of Title 4 of the Yuba City Municipal Code with the California Fire Code in matters affecting fire from the storage of certain materials. The second amendment expands the description of "other employees," in regard to the review of building sites and plans, to include the city fire chief and county health officer. The final amendment adds parking lot construction, resurfacing, and restriping as a construction which requires a building permit. Other amendments include specifying that the "board of appeals" should be referred to as the "building board of appeals," and that fees are listed in Chapter 8 of Title 3 of the Yuba City Municipal Code.

The City's code enforcement officer operates a fair and unbiased enforcement program to inspect properties that may represent hazardous and/or dangerous building conditions. During the previous planning period, the City conducted numerous code enforcement inspections on a total of 47 housing projects that were in some form of blight or disrepair. For the majority of these cases, the City was seeking voluntary code compliance to correct immediate life safety measures and improve the housing conditions. In some other cases, the City did utilize former redevelopment funds to improve housing conditions. Most recently, the City has agreed to utilize CDBG funds from the City's neighborhood revitalization project area to assist a deteriorating apartment project (Redwood Garden Apartments) in improving critical life safety items such as stairs and railings, roofs, and travel paths for 20 of its units. The City has received final bids for the work which will commence in 2014. Once the rehabilitation work is completed, the units will be deed-restricted for very low- and low-income households. As of this date all code enforcement violations have been corrected through compliance measures and no housing units have been demolished.

The City's code enforcement officer reports all building code violations directly to the City's community development director, who also oversees the City's Housing Division. The City's Housing Division participates in the Housing Rehabilitation Program provided by NeighborWorks Homeownership Center, Sacramento region. NeighborWorks Sacramento offers loan programs enabling owners of buildings with hazardous and/or dangerous building condition to achieve modern building standards, yet still maintain affordability.

Reasonable Accommodation and Housing for Persons with Disabilities

Per California State SB 520, this Housing Element must analyze potential and actual government constraints specifically on the development of housing for persons with disabilities. The Americans with Disabilities Act (ADA) is supported at the state and local level; the City of Yuba City follows state codes, which are more restrictive than federal codes.

Pursuant to complaint, housing units built after 1994—when the provisions of ADA were added to the California code—can be investigated by the City and required to make improvements meeting accessibility standards. The City does not have an official provision for reasonable accommodation,[1] but an ordinance for reasonable accommodation has been drafted and is expected to be adopted during the current housing element cycle. Program H-D-5 proposes to adopt the reasonable accommodation ordinance. At this time staff report an informal policy to "do whatever possible to assist" persons with disabilities to have access to housing, citing no previous zoning or regulatory problems relating to accommodations for persons with disabilities.[2] Retrofit requests require only a permit demonstrating that the plans for modification are consistent with the zoning code. [3]

The two types of specialized residential uses most tailored to the needs of persons with disabilities are residential care facilities (multiple detached units on one site) and residential care homes (a residential unit employing caretakers for multiple residents). Residential care facilities are allowed by right in R-3 zones. Care homes serving six or fewer residents are permitted by right in all residential districts and in agricultural holding (AH) districts; residential care facilities serving 7 to 12 residents are permitted by right in R-3 and AH districts and require a use permit in R-1 and R-2 districts. There are no proximity restrictions on the location of residential care homes.

A use permit for a residential care facility is processed in the same manner as any other use permit, with the same notification process. As previously mentioned, all use permit applications are subject to a public hearing conducted by the Planning Commission; all owners of property within 300 feet of the site are notified of the hearing 10 days in advance, pursuant to California Government Code Section 65091(a)(3). The Commission's decision may be appealed to the City Council. In approving group residences and residential care homes, the City does not employ a particular set of approval conditions, regardless of whether on-site services are provided.

Per the building code, 20 percent of units in new elevator-equipped apartment buildings with five or more beds or units must be built adaptable for potential access for residents with disabilities; for non-elevator buildings, 20 percent of first-floor units must be adaptable. All apartment buildings must have an unobstructed path from the front door to a curbside public transit stop. By convention, accessibility improvements to existing buildings work from the outside inward, beginning with entry doors. Physical obstacles to building entrances in Yuba City tend to be minimal due to the flat topography of the area. [4]

All parking facilities in the City are at full compliance with the California accessibility requirements. Residential parking standards for new residential uses are based on the type of dwelling unit. The zoning ordinance states that "handicapped parking and accessibility shall be provided in accordance with the standards established by the California State Handicapped Access Regulations."

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[1] "Reasonable accommodation" in this case refers to modifications or exceptions to zoning laws and other land use regulations which make it easier for persons with disabilities to gain access to housing.
[2] Brian Trudgeon, Yuba City Planning Department, personal communication, 9 August 2002.
[3] Paul Klein, Yuba City Building Department, personal communication, 5 February 2008.
[4] Ibid.

Yuba City has adopted the 2009 International Building Code and the 2011 California Building Code, but has not adopted universal design elements in the Building Code at this time.

In conformance with the passage of SB 520, the City has evaluated its zoning code, building code, and permit processing procedures for compliance with the California accessibility guidelines. Using the SB 520 analysis tool, staff found no significant barriers to the development, maintenance, and improvement of housing for persons with disabilities. Answers to the questions contained in the analysis tool are kept on file and will be periodically updated as required.

Once the City adopts the draft reasonable accommodation ordinance, the city will update the zoning and building code to include the new ordinance. The City will also reference the model ordinance and examples provided to the City by HCD to open housing opportunities to individuals with disabilities and to encourage the development of housing accommodating and affordable to persons with disabilities. Provision of reasonable accommodation will be made separate from a variance or use permit.

Local Housing Resources

Redevelopment Agency

Per AB X1 26, the Yuba City Redevelopment Agency was dissolved on June 27, 2011. This dissolution action eliminated the funding mechanism by which the redevelopment agency funded affordable housing and infrastructure development. There will be no future funds available for affordable housing or infrastructure via the former redevelopment agency.

Other Funding Sources

The City provides several funding programs to assist homeowners, developers, and first-time homebuyers with their financing needs. Funds are available for the administration of the following during the next eight-year planning period:

Single-Family Rehabilitation Program: At the close of the 2012–2013 fiscal year, the revolving loan fund account which funded the program had a balance of $118,543.59. During the 2012–2013 fiscal year, one loan was generated for $7,500 to rehabilitate an owner-occupied mobile home. The City will continue to support the Single-Family Housing Rehabilitation Program and will consider establishing single-family target areas adjacent to project areas and initiate a comprehensive rehabilitation program featuring grants, rebates, and loans. Housing funds will be used in conjunction with CDBG/HOME funds to preserve the existing housing stock. Funds will be offered in exchange for deed restrictions for occupancy by very low-, low-, and moderate-income households.

Neighborhood Stabilization Program: The City worked with Sutter County and Live Oak, through a joint partnership agreement, to participate in the first round of the Neighborhood Stabilization Program (NSP) of 2009. The NSP was established by HUD to stabilize communities which have been affected by the housing downturn, and high levels of foreclosures and abandonments. The program facilitates the purchase and redevelopment of foreclosed and abandoned residential properties.

Multi-Family Rehabilitation Program: The City's Multi-family Rehabilitation Program uses funds from the CDBG program, the same account used for the Single-Family Rehabilitation Program. During the 2012–2013 fiscal year, no loans were distributed; however, the City has the ability to assist in the rehabilitation of multiple family housing units in exchange for deed restrictions for very low- and low-income households.

Section 8 Housing Choice Voucher Program

The Section 8 Housing Choice Voucher program is intended to assist very low-income families in renting safe and sanitary housing. Under the Housing Choice Voucher Program, the very low-income household is responsible for finding appropriate housing within the private market. Families who receive vouchers can select units with rents that are either below or above market rate. HUD mandates that voucher recipients must pay 30 percent of their monthly adjusted gross income for rent and utilities. If the household chooses a unit where costs are greater than market rate, the voucher recipient is expected to pay the additional amount. Fiscal year 2013 HUD-established fair market monthly rents for Sutter County are $526 for studios, $634 for one-bedroom units, $812 for two-bedroom units, $1,173 for three-bedroom units and $1,389 for four-bedroom units.

As of September 2013, the Housing Authority reported 62 households on the County's housing voucher waiting list. The waiting list is currently closed due to federal government sequestration-related budget cuts. Current vouchers available in Yuba City are 671. The Housing Authority, with the support of the City, will continue to apply for more vouchers whenever they are available.

Additional Funding Sources for Affordable Housing

In addition to the funding programs available through the City and County, there are several state and federal funding programs that assist first-time homebuyers, build affordable housing, and help special needs groups, such as seniors and large households, as listed in Table 5.1-6. In most cases other entities, including for-profit and nonprofit developers, apply for funds or other program benefits. For example, developers apply directly for Section 202 grants. In general, the City relies upon the private sector to develop new affordable units.

Table 5.1-6: Federal, State, and Private Housing Funding Programs

Program Name	*Description*	*Eligible Activities*
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants available to the City on a competitive basis for a variety of housing and community development activities. City competes for funds through the state's allocation process.	- Acquisition - Rehabilitation - Homebuyer Assistance - Economic Development - Homeless Assistance - Public Services
Housing Choice Voucher Program (Section 8)	Assistance program that provides direct funding for rental subsidies for very low-income families.	- Rental Assistance
Section 202	Grants to private nonprofit developers of supportive housing for very low-income seniors.	- New Construction
Housing Rehabilitation Program	Provides financial assistance to low-income homeowners for health and safety improvements.	- Rehabilitation
Continuum of Care/Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH)	Funding through the HEARTH Act of 2009 to provide necessary resources for development of programs to assist homeless individuals and families.	- Homeless Assistance - New Construction

Program Name	*Description*	*Eligible Activities*
2. State Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	- Homebuyer Assistance
Home Investment Partnership Program (HOME)	Provides grants to local governments and nonprofit agencies, through the State of California, for many homeowner and renter needs.	- Homebuyer Assistance - Rehabilitation - New Construction - Rental Assistance
Building Equity and Growth in Neighborhoods (BEGIN)	A state-funded program administered by HCD which provides low- and moderate-income households up to $30,000 for a down payment.	- Homebuyer Assistance
Cal Home	Grants awarded to jurisdictions for owner-occupied housing rehabilitation and first-time homebuyer assistance.	- Homebuyer Assistance - Rehabilitation
Single Family Housing Bond Program (Mortgage Revenue Bonds)	Bonds issued to local lenders and developers so that below market interest rate loans can be issued to first-time homebuyers.	- Homebuyer Assistance
Low Income Housing Tax Credits	A 4% annual tax credit that helps owners of rental units develop affordable housing.	- New Construction
Federal Emergency Shelter Grants	Competitive grants to help local governments and nonprofits to finance emergency shelters, transitional housing, and other supportive services.	- New Construction - Rehabilitation - Homeless Assistance - Public Services
3. Private Resources/Financing Programs		
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multifamily rental housing. Nonprofit and for-profit developers contact member banks.	- New Construction - Rehabilitation - Acquisition
Federal National Mortgage Association (Fannie Mae)	- Fixed-rate mortgages issued by private mortgage insurers. - Mortgages which fund the purchase and rehabilitation of a home. - Low down payment mortgages for single-family homes in underserved low-income and minority cities.	- Homebuyer Assistance - Rehabilitation

Program Name	*Description*	*Eligible Activities*
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	- Homebuyer Assistance

Source: PMC 2013

5.2 Market Constraints

Market constraints significantly affect the cost of housing, and can pose barriers to housing production and affordability.

Vacant/Underdeveloped Land

The availability of vacant land does not appear to be a constraint on future development in Yuba City. There are 302 acres of vacant land zoned for residential development within the city limits along with a large amount of land in the unincorporated SOI as well as a large amount of agricultural land that may be rezoned for residential development in the future.

Residential Land Costs

Due to the wide availability of land in the Yuba City area, developers do not compete for new properties; land is much cheaper on average than in the rest of the state. According to an online search of vacant land listings on Realtor.com, the average cost per acre of land in Yuba City as of August 2013 is $238,000. The minimum cost was listed as $21,000 per acre and the maximum listed cost for land was $680,000 per acre.

According to a survey of vacant land parcels for sale on Realtor.com, the cost of vacant residential land for single-family housing averaged $258,000 per acre and for multifamily housing averaged $229,000 per acre in the city.

Construction and Soft Costs

According to local private residential builders, construction costs have decreased slightly since 2008 and are comparable to those in surrounding communities. Construction costs averaged around $120 per square foot for single-family homes, excluding the cost of the land, in 2008. As of August 2013, estimated construction costs for a single-family home averaged $100 per square foot excluding the cost of land according to www.buildingcost.net. Total construction costs for a 3,000-square-foot single-family house average about $293,300 (see Table 5.2-1). Soft costs (permitting fees, etc.) are dependent on the size of the unit, averaging about $15,000.

Without subsidies, new single-family detached residences are not affordable to low-income households. However, new multifamily rental and purchase condominiums may be affordable to moderate-income households. Reductions in amenities and lower-quality building materials can reduce sales and rental prices, but minimum building and safety standards must be maintained. In certain cases, greater density can increase the affordability of residential projects by reducing per-unit costs.

Availability of Financing

Financing is readily available to credit worthy contractors and residential developers for projects in the city. Current interest rates for home loans are around 4 percent, depending on the terms of down payment. In general, credit-worthy buyers in Yuba City do not have difficulty obtaining loans.

It can be difficult for very low-, low-, and moderate-income first-time homebuyers to acquire sufficient savings and income to pay for a down payment, closing costs, monthly mortgage, and tax and insurance payments. To address this problem, Yuba City administers the First Time Homebuyer Program, a special low-interest, deferred-payment loan program designed to provide "silent" second mortgages of up to $75,000, funded by the state-administered HOME Program. Applicants must demonstrate financial need and pre-approval for a first mortgage; the second mortgage will be financed by a shared net appreciation basis with repayment due upon sale or transfer of title or when borrower no longer occupies the home as his/her principal residence.

The City of Yuba City Housing Rehabilitation Program, funded through CDBG and state HOME funds, distributes loans to low-income owner- and tenant-occupied households to achieve cost-effective repairs. Priority is according to health and safety needs, followed by energy conservation needs, extension of the unit's useful life, and compliance with the Uniform Building Code. The maximum loan amount is $75,000 for non-mobile units and $7,500 for mobile homes. Loans for single-family owner-occupied costs can be deferred or financed as a 5 percent interest amortized loan; mobile homes are interest free; and owner-investors will be offered 5 percent fixed amortized loans with recorded rental affordability agreements after rehabilitation.

Cost Summary for a Typical Custom Single-family Home

Based on the example of a 3,000-square-foot house built on an improved residential vacant lot in Yuba City, costs are estimated in Table 5.2-1.

Table 5.2-1: Example of Development Costs for an Owner-built Single-family Home*

Type of Cost	*Approximate Value*	*Percent of Total*
Land (graded and street paved)	$21,146	7%
Construction	221,217	75%
Soft Costs (permitting, inspections)	15,158	5%
Subtotal – Developer's Costs	257,521	88%
Profit	35,749	12%
Total Sale Price	$293,270	100%

Source: Building-Cost.net 2013.

5.3 Environmental Constraints

Environmental phenomena such as flooding and seismicity present a minor constant risk to Yuba City, but are not considered constraints to housing development. Nowhere in the city is development precluded; environmental constraints can be mitigated through appropriate residential design.

Flooding

Structural flood management methods provide the primary defense against flooding in Sutter County. Flood management in the county includes a series of reservoirs, levees, and bypasses completed between the 1920s and 1960s.[5] Levees and earthen embankments are the most commonly used methods of containing high water levels along the Sacramento and Feather Rivers. A bypass system running from the Sutter Buttes southeast through Sutter County accommodates additional flows in times when the capacity of the Sacramento River levee system is exceeded.[6] The Sacramento River can flow directly into the Sutter Bypass by way of two free-flow weir structures. The Feather River drains the eastern portion of the Sacramento Valley from Oroville to just south of its confluence with the Bear River.[7]

According to the County of Sutter General Plan 2015, the most significant risk from flooding in the Yuba City SOI results from the potential for dam or levee failure. The US Army Corps of Engineers is evaluating the levees along the Sacramento and Feather Rivers to increase the level of flood protection.[8] Improvements associated with this evaluation are underway, as listed in Table 5.3-1. Approximately 20,000 parcels and upwards of $1 billion in property would be impacted by a failure in the levee system.

Table 5.3-1: Planned Improvements to Levee Reaches Upstream from and within Yuba City SOI

Levee Reach	*Recurrence Interval Without Improvements*	*Recurrence Interval With Improvements*
Feather River upstream from Honcut Creek	50 years	200+ years
Feather River between Honcut Creek and Jack Slough	50 years	200+ years
Feather River between Jack Slough and Bear River	60 years	200+ years
Feather River between Yuba River and Bear River confluence with Sutter Bypass	70 years	100+ years

Source: County of Sutter General Plan 2015: Background Report, November 1996. Pg. 10-17.

Geologic and Seismic Hazards

No active earthquake faults are known to exist in Sutter County, although active faults in the region could produce ground motion in Yuba City. Earthquakes of M5.0 or greater have occurred on fault systems in the region, including the San Andreas. Approximately 15 miles west of Sutter County, the Central Valley Blind-Thrust Fault is known to have caused an estimated M6.5 earthquake in 1892.[9] In addition, two earthquakes of M4.0 and M4.9 occurred between 1900 and 1974 with epicenters near Williams. The

[5] Sutter County. County of Sutter General Plan 2015: Background Report, November 1996. Pg. 5-28.
[6] Ibid., pg. 5-28.
[7] Ibid., pg. 5-28.
[8] Ibid., pg. 5-28.
[9] Ibid., pg. 10-3.

Foothills Suture Zone along the western slope of the Sierra Nevada range is also considered active, with a M5.7 earthquake occurring in 1975 in the northern portion of the zone in Butte County.[10]

Potentially active faults do exist in Sutter County in the area of the Sutter Buttes. These faults are small and have exhibited activity in the last 1.6 million years, but not in recent history (200 years).[11]

Potential hazards related to major earthquakes include ground-shaking, surface rupture along the fault zone, and related secondary ground failures. Typical seismically induced ground failures include liquefaction, lateral spreading, and ground lurching. Liquefaction is the temporary loss of cohesion in saturated, granular soils. Lateral spreading is the horizontal movement of loose, unconsolidated sedimentary deposits and imported fill material. Lurching is the horizontal movement of soil, sediments or fill found on steep slopes and embankments. All of these secondary ground failures could cause major structural damage to existing buildings, including tilting or settlement of foundations, twisting and breaking of structural building components, debris shedding, and potentially even collapse of buildings. In the case of seiches, damage to levees and dams could be significant. However, since the potential for ground-shaking in Sutter County is low to moderate, it is unlikely that subsequent ground failure would occur in Yuba City.

Existing structures in the SOI could be affected by the types of earthquake-induced effects listed above, but to varying degrees based on length, intensity, and distance of the earthquake from a given building. New structures are required to adhere to current California Uniform Building Code standards, providing adequate design, construction, and maintenance of structures to prevent exposure of people and structures to major geologic hazards. In particular, any critical facilities such as hospitals, fire and police stations, and emergency communications and operations centers must be adequately designed, constructed, and maintained with the goal of remaining functional after a large seismic event. The use of flexible utility connections, building anchors, and adequately reinforced concrete can reduce the loss of life and damage to buildings for human occupancy.

Infrastructure Constraints

In planning for growth, it is important to ensure that adequate public facilities and services are available to meet the anticipated demand. Discussed below are the major public services in the city, which include water supply, and water and sewer infrastructure.

Water Supply

Water supply in the city is provided by the City itself primarily through state Regional Water Quality Control Board permits and also through contracts with the Department of Water Resources and North Yuba Water District. The water source for the entire water supply is the Feather River. The 2010 Urban Water Master Plan identifies and analyzes the City's water supplies and demands through 2035. Based on the current water system, the City expects that it can accommodate future growth until 2035 with current infrastructure. The City anticipates that expansions to infrastructure will occur as growth occurs, with funding provided by developer fees. Water supply does not pose a constraint to development within the city.

[10] Ibid., pg. 10-3.
[11] Ibid., pg. 10-3.

Water Service

The City of Yuba City is responsible for the City's water treatment and distribution system. The City provides potable surface water to development within the City limits and some of the surrounding unincorporated region. Water service is provided to approximately 18,000 service connections, with approximately 82% residential and 18% non-residential. The treatment capacity of the Water Treatment Plant (WTP) is 36 million gallons per day (mgd). The water distribution system includes 20.6 million gallons (mg) of water storage capacity. Of that, 8 mg is located at the WTP and 12.6 mg is located throughout the distribution system at various locations in the City. Over 260 miles of water mains, 20.6 mg of water storage and 6 pump stations make up the City's distribution system. Sufficient water distribution infrastructure does not pose a constraint to development within the city.

Sewer Service

The wastewater collection, treatment, and disposal system in Yuba City is owned, operated, and managed by the City. This system provides sewer service to most residents inside the city limits. Residents living in the Tierra Buena district and several other areas of the city rely on septic systems for treatment of wastewater. The Wastewater System Master Plan provides information about the capacity of the City's wastewater system. Based on the current wastewater system, the City expects that it can accommodate future growth through 2025 with current and planned infrastructure. The City anticipates that expansions to infrastructure will occur as growth occurs, with funding provided by developer fees. Wastewater service capacity will not pose a constraint on development within its service area.

Summary of Water and Sewer Service Capacity

Based on information provided by the City of Yuba City, the City has planned for the expansion of water and wastewater infrastructure needed to meet future demands. The continued collection of development impact fees and current plans for infrastructure expansions and improvements will ensure that growth does not outpace the ability to serve it.

6 Program Accomplishments

This chapter assesses the achievements of the 2008 Housing Element, in accordance with state housing law.

6.1 Review of Policies and Implementing Actions

Table 6.1-1 provides a summary of the City's progress with regard to implementing programs contained in the 2008 Housing Element, the effectiveness of these programs, and whether the programs will be continued in the 2013–2021 Housing Element.

Table 6.1-1 Implementation of 2008 Housing Element Programs

Program	*Accomplishments*	*Appropriateness*
H-A-1 Continue coordination between the Planning Department, Redevelopment Agency, and Housing Authority staff in efforts to fund and develop affordable housing. Objective: Coordinate efforts to achieve the quantified objectives for Extremely Low, Very Low and Low-income housing identified in the Housing Element. Responsible Agency: Community Development Department Timeline: Ongoing Funding/Resources: CDBG, LMIHF, State Administered HOME	Implementation of this program is ongoing. The City, together through a joint partnership agreement with Sutter County and Live Oak, participated in the first round of the Neighborhood Stabilization Program (NSP) in 2009, in which the City received $1,794,004. In 2012, the City entered into a grant agreement with the California Department of Housing and Community Development (HCD) for another round of NSP funding in the amount of $4,410,075. Due to the state's passage of AB 1x26 and AB 1484, the Yuba City Redevelopment Agency has been dissolved and there are no more redevelopment-related housing funds available.	Modify and continue. The program will be revised to reflect the dissolution of the Redevelopment Agency.
H-A-2 Identify areas of housing and infrastructure deterioration and blight that would benefit from neighborhood rehabilitation. Objective: Determine which areas of the City are most likely to suffer from blight and deterioration and conduct a Housing Condition Survey of such areas. Responsible Agency: Community Development Department Timeline: FY 2008-2009 Funding/Resources: CDBG	This objective was met and addressed as part of the CDBG Neighborhood Revitalization Strategy plan. The City continues to support the Housing Authority for construction and rehabilitation efforts of new and old units owned by the Housing Authority. Since the program's initiation, the City has provided support for five projects. During the Planning Period, the city conducted numerous code enforcement inspections on a total of 47 housing projects that were in some form of blight or disrepair. For the majority of these cases, the City	Combine with H-A-3.

Program	*Accomplishments*	*Appropriateness*
	is seeking voluntary code compliance to correct immediate life safety measures and improve the housing conditions. In some other cases, the City utilized former redevelopment funds to improve housing conditions. Most recently, the City has agreed to utilize CDBG funds from the City's neighborhood revitalization project area to assist 20 units of a deteriorating apartment project (Redwood Garden Apartments) to improve critical life safety items such as stairs and railings, roofs, and travel paths. Improvements are planned for the beginning of 2014 and will require 50 percent of the project to be restricted to very low- and low-income residents. Implementation of this program is ongoing.	
H-A-3 Enforce City building, fire, health, and zoning codes to remedy existing pockets of blight and deterioration to conserve and improve the condition of existing affordable housing stock. Objective: Continue to enforce building, fire, health, and zoning codes in coordination with rehabilitation and other infrastructure improvement programs. Responsible Agency: Community Development Department, Fire Department Timeline: Ongoing Funding/Resources: General Fund, Permit Fees	As described in the accomplishments under Program H-A-2 above, in 2010 the City became more proactive in combining code enforcement and rehabilitation money to eliminate blighted properties. This effort is ongoing.	Combine with H-A-2.
H-A-4 Continue the City's single family Housing Rehabilitation Program by making financing available to lower income households. The Housing Rehabilitation Program is key to preserving and maintaining the older, affordable housing stock. Identify and partner with for-profit or non-profit organizations to facilitate housing rehabilitation. Quantified Objective or Estimated Number of Units Rehabilitated by Income Category, 2008-2013:	Efforts are ongoing to promote the City's housing rehabilitation program. Five units have been rehabilitated since the beginning of the planning period. Implementation of this program is ongoing.	Continue, combined with program H-E-7.

Program	*Accomplishments*	*Appropriateness*
• Extremely Low Income: 5 units • Very Low Income: 10 units • Low Income: 20 units Responsible Agency: Community Development Department Timeline: Ongoing Funding/Resources: Revolving Loan Fund, CDBG, State Administered HOME, Cal Home, LMIHF.		
H-B-1 Continue to use tax increment revenue in combination with other funding sources to provide new affordable housing and rehabilitate existing affordable units in partnership with housing providers (for-profit or non-profit). The City will utilize tax increment revenue; to the extent funds are available, as matching funds for the HOME Program to rehabilitate housing and as gap financing mechanism to augment tax credits in the development of new affordable housing. Quantified Objective or Estimated Number of Units to be Produced or Rehabilitated with approximately $9,641,429 in tax increment funds by Income Category, 2008-2013: • Extremely Low Income: 10 units • Very Low Income: 10 units • Low Income: 20 units Responsible Agency: Community Development Department Timeline: Ongoing Funding/Resources: LMIHF, State Administered HOME, CDBG, Low Income Housing Tax Credit, Tax Exempt Bonds.	Due to the state's passage of AB 1x26 and AB 1484, the Yuba City Redevelopment Agency has been dissolved and there are no more housing funds available.	Delete.

Program	*Accomplishments*	*Appropriateness*
H-B-2 The City will continue to grant density bonuses to facilitate the development of affordable housing through its 2005 Density Bonus Program. Quantified Objective or Estimated Number of Units Produced by Income Category, 2008-2013: • Extremely Low Income: 5 units • Very Low Income: 5 units • Low Income: 20 units Responsible Agency: Community Development Department Timeline: Ongoing Funding/Resources: Private developers would provide affordable units in order to receive a density bonus.	Density bonuses are still available for eligible projects, but due to slowdown in residential development due to the economy only one new density bonus project has been approved. In 2012 the City approved a density bonus for an affordable senior housing project at the Housing Authority campus. The project will consist of 45 senior units on .67 acres that are to be affordable to low- and very low-income residents. This program overlaps with Programs H-E-2 and H-E-7 and will be addressed by Program H-A-4.	Delete. This program will be addressed by Program H-A-4 in the updated element.
H-B-3 Continue the City's policy which allows for second dwelling units within single family residential neighborhoods by reducing lot coverage requirements and allowing for tandem parking when setback requirements are met. Quantified Objective or Estimated Number of Units Produced by Income Category, 2008-2013: • Extremely Low Income: 2 units • Very Low Income: 1 units • Low Income: 5 units Responsible Agency: Community Development Department Timeline: Ongoing Funding/Resources: General Fund.	The City continues to allow second dwelling units and reduced development standards. There have been no second dwelling units approved or constructed during the planning period. Implementation of this program is ongoing.	Continue.
H-B-4 The City will utilize its new GIS system to identify vacant infill sites within the City, where services are already available, to be targeted for new affordable housing development. These sites are currently identified in the Land Inventory of this Housing Element and available at the City's Planning Department. The City will advertise on its website a list of vacant infill sites to	Efforts to implement this program are ongoing. The land inventory has not yet been posted on the City's website. The City Council adopted impact fee reductions for "infill" projects. No infill housing projects were approved or constructed during the planning period due to the slow down in the housing market. The City will continue to work to implement	Modify and continue.

Program	*Accomplishments*	*Appropriateness*
facilitate the development of new affordable housing. The Council is currently exploring additional development incentives in the form of reduction in impact fees for infill sites. Quantified Objective or Estimated Number of Units Produced by Income Category, 2008-2013: • Extremely Low Income: 5 units • Very Low Income: 5 units • Low Income: 10 units • Moderate Income: 80 units Responsible Agency: Community Development Department Timeline: • August 2009 to add vacant infill sites to City's website. • June 2009 for the Council's exploration of additional development incentives in the form of reduction of impact fees for infill sites. Funding/Resources: General Fund	the posting of the inventory and encouraging infill residential projects.	
H-B-5 The City will continue to apply for additional funding, as funding becomes available, to encourage and facilitate the purchase of affordable housing units by Low-Income households through the First Time Home Buyers Program. Quantified Objective or Estimated Number of Units Produced by Income Category, 2008-2013: • Low Income: 20 units Responsible Agency: Redevelopment Agency Timeline: Ongoing Funding/Resources: State Administered HOME, LMIHF, CalHome Program, Self-Help Homeownership Opportunity Program (federal)	The City is continuing to administer its 2006 CalHOME grant and was awarded additional funding through the 2011 CalHOME grant. Additionally, the City is continuing to administer its 2009 HOME grant that was granted an extension through 2014. Implementation of this program is ongoing.	Modify and continue. The Community Development Department will be the responsible agency due to dissolution of the redevelopment agency.

Program	*Accomplishments*	*Appropriateness*
H-B-6 Support and encourage Article 34 referenda when requested by the Consolidated Area Housing Authority of Sutter County to assist in increasing the supply of assisted, extremely low, very low, low- and moderate-income public housing in the unincorporated area. Objective: Support any Article 34 referenda requested by the Consolidated Area Housing Authority of Sutter County Responsible Agency: Community Development Department and Consolidated Area Housing Authority of Sutter County Timeline: Ongoing Funding/Resources: N/A	The City continues to support the Housing Authority with this objective. Implementation of this program is ongoing.	Combine with H-B-7.
H-B-7 Continue to strive to increase the number of households receiving rental assistance and support applications by the Consolidated Area Housing Authority of Sutter County for Section 8 Housing Choice Vouchers in order to increase the number of Vouchers available to Yuba City and Sutter County residents over the next five years. Objective: Support increase in the number of households receiving rental assistance through Tenant Based Rental Assistance via HOME and Section 8 Housing Choice Vouchers for Extremely Low and Very Low Income Households. Responsible Agency: Consolidated Area Housing Authority of Sutter County and Community Development Department Timeline: Ongoing Funding/Resources: State Administered HOME, Federal Section 8 Housing Choice Voucher Program funding	Efforts are ongoing in partnership with Housing Authority. There are 762 Housing Choice Vouchers available countywide; 671 vouchers are currently available in Yuba City with 62 households on the waitlist. Due to federal government sequestration the waitlist is currently closed.	Combine with H-B-6.

Program	*Accomplishments*	*Appropriateness*
H-B-8 Develop regulations for condominium conversions that minimize displacement of lower-income residents and prevent the loss of affordable housing units; conversions can be allowable as an opportunity for homeownership for current residents. Objective: Develop regulations to be adopted Responsible Agency: Community Development Department Timeline: FY 2009-2010 Funding/Resources: General Fund	The City does not have many condominium units within its limits so there was not a large demand for new regulations; however, efforts are ongoing.	Continue.
H-B-9 The City will continue to research proposed legislation that affects the development of affordable housing to fund existing and new programs and will, as funding becomes available, initiate and submit grant applications to facilitate the development of housing. Objective: Seek new opportunities to support the development of affordable housing. The City will utilize HCD's Financial Assistance Program Directory as one resource guide in researching new opportunities for funding and new program availability resulting from Proposition 1C. Responsible Agency: Community Development Department Timeline: Ongoing Funding/Resources: CDBG, LMIHF	The City has recently approved two new affordable housing projects: Plumas Family Apartments and Richland Senior Housing. The Plumas Family apartment project consists of a 39-unit family apartment project located at 1247 Live Oak Blvd. The project was approved as 100 percent affordable and received a 35 percent density bonus when it was originally approved in 2007. The project received two extensions while the project pursued additional tax credit funding. The project began construction on the first phase (15 units) in 2011. The Richland Senior Housing project was approved in 2012 and is part of the Housing Authority's Richland Housing Campus. The project consists of a 45-unit senior apartment complex located at the corner of Garden Highway and Miles Avenue near the main entrance into the Richland Housing Campus. The City has sponsored several additional funding efforts (e.g. tax credits, HOME grants) but to date those efforts have been unsuccessful and the project remains at the design phase. It is anticipated the project will be constructed during the 2013–2021 planning period. Implementation of this program is ongoing.	Continue.

Program	*Accomplishments*	*Appropriateness*
H-B-10 Continue to monitor Federal, State, and Locally funded units at risk of conversion to market rate. The City will take the following actions to alleviate the loss of units at risk due to conversion to market rate units. • On an annual basis the City will update its list of subsidized rental properties and identify those units at risk of converting to market rate units. • The City will contact owners of units at risk of converting regarding their interest in selling properties or maintaining the rental units as affordable units. • The City will work with property owners to identify and apply for federal, state, and local subsidies to ensure the continued affordability of housing units. • The City will maintain a list of non-profit agencies interested in acquisition/rehabilitation of at risk units and inform them of the status of such units. • The City will work with non-profit agencies to identify and apply for federal, state, and local subsidies to assist with providing funding for the acquisition and rehabilitation of at risk projects. • The City will provide to tenants of at risk units, referral and contact information regarding tenant rights and conversion procedures, as well as provide information regarding other affordable housing opportunities within the City. Objective: Preserve units at risk of converting to market rate rents. Responsible Agency: Community Development Department Timeline: Ongoing Funding/Resources: CDBG, LMIHF	The City continues to monitor this activity on an annual basis. Implementation of this program is ongoing.	Continue.

Program	*Accomplishments*	*Appropriateness*
H-C-1 Continue to coordinate implementation of the Housing Element with the County. During the subsequent Housing Element revision cycle, coordinate new policies and revisions with the County. Objective: Continue to provide for Yuba City's fair share of regional housing needs. Responsible Agency: Community Development Department Timeline: Ongoing Funding/Resources: General Fund	The City continues to provide its share of regional housing and coordinated with the County to accept some of the County RHNA allocation in the Lincoln East Specific Plan area which the City anticipates annexing during the 2013 2021 planning period. Implementation of this program is ongoing.	Delete. This is being addressed through H-C-2.
H-C-2 The City will continue to negotiate written agreements with the County to transfer RHNP fair share allocations due to annexations and establish the standards and conditions that will subsequently be applied on a project by project basis. Objective: In conjunction with the County, address redistributions of RHNP allocations associated with annexations of vacant land designated for residential use. Responsible Agency: Community Development Department Timeline: Ongoing Funding/Resources: General Fund	No new annexations have occurred since the adoption of the Housing Element update. The City will implement this program as the need arises during the 2013–2021 planning period.	Continue.
H-C-3 In order to continue to meet affordable housing needs, the County will assist in obtaining funding for any planned affordable housing projects that are to be annexed. Annexation agreements/written documents will identify any such projects and will outline joint funding strategies. Objective: Work with Sutter County to revise RHNP allocations in the event of annexations of vacant land designated for residential use. Responsible Agency: Community Development Department Timeline: Ongoing Funding/Resources: General Fund	No new annexations have occurred since the adoption of the Housing Element update.	Modify and continue. Programs H-C-4 and H-C-5 will be combined into program H-C-3 in the updated element.

Program	*Accomplishments*	*Appropriateness*
H-C-4 Evaluate the success of written agreements developed and incorporate any findings into the future contracts. Objective: Continue to refine agreements developed in order to adequately provide for regional fair share housing needs. Responsible Agency: Community Development Department Timeline: Agreements to be reviewed in FY 2009-2010 Funding/Resources: General Fund	No new agreements have been prepared due to the current housing market. This program will be continued and implemented when opportunities arise. There is overlap between programs H-C-3, H-C-4 and H-C-5. These programs will be combined in the updated element.	Delete. This program will be combined into H-C-3 in the updated element.
H-C-5 Work with the County and SACOG to incorporate adjustments to RHNP allocations established in agreements in subsequent Housing Element updates. Objective: In conjunction with the County and SACOG, re-evaluate target adjustments of the RHNP allocations established during the Housing Element update. Responsible Agency: Community Development Department Timeline: Ongoing Funding/Resources: General Fund	Efforts are ongoing. See accomplishments under program H-C-1. There is overlap between programs H-C-3, H-C-4 and H-C-5. These programs will be combined in the updated element.	Delete. This program will be combined into H-C-3 in the updated element.
H-C-5 Work with the County and SACOG to incorporate adjustments to RHNP allocations established in agreements in subsequent Housing Element updates. Objective: In conjunction with the County and SACOG, re-evaluate target adjustments of the RHNP allocations established during the Housing Element update. Responsible Agency: Community Development Department Timeline: Ongoing Funding/Resources: General Fund		

Program	*Accomplishments*	*Appropriateness*
H-D-1 Require that housing projects within the Urban Area provide all public services and improvements as part of development approval. Objective: Ensure adequate public services and infrastructure for all new housing projects within the Urban Area. Responsible Agency: Community Development Department Timeline: Ongoing Funding/Resources: General Fund, permit fees	All new residential development projects must comply with all applicable health and safety costs. Implementation of this program is ongoing and required by health and safety regulations.	This program will be deleted.
H-D-2 Require all development projects to comply with existing codes at the time of approval. Objective: Ensure that all new construction meets existing code requirements. Responsible Agency: Community Development Department Timeline: Ongoing Funding/Resources: General Fund, permit fees	All new residential development projects must comply with all applicable health and safety costs. These are standard local government requirements. A program is not needed to require compliance with local standards. This program will be deleted.	Delete.
H-E-1 Annually estimate the amount of vacant land available for single family and multiple family residential housing within the City sphere of influence. When the remaining dwelling unit capacity of that land falls below an estimated supply necessary for a three-year period, the Planning Department shall recommend amendments to the Planning Commission and City Council to increase the supply. Objective: Provide adequate sites to meet the housing needs of the community. Responsible Agency: Community Development Department Timeline: By June 30 of each year Funding/Resources: General Fund	Efforts are ongoing. The remaining dwelling unit capacity of vacant land has not fallen below the estimated supply of housing units necessary for a three-year period during the planning period. This program will be continued.	Continue.

Program	*Accomplishments*	*Appropriateness*
H-E-2 The City will continue to ensure that zoning standards and development requirements facilitate the construction of a diversity of housing types, including apartment complexes, group housing, and townhomes in order to meet the needs of all households and income levels. The City will continue to cooperate with the County in areas likely to be annexed in the near future. Objective: The City will continue to encourage and facilitate the construction of affordable housing through the following actions: • Provide financial assistance to the extent Redevelopment Housing set-aside funds are available; and • Provide Density Bonuses in accordance with Sections 65915 through 65918 of the California Government Code; and • Continue to negotiate alternative development standards such as alternative parking standards, street improvement standards, maximum density, and lot coverage. Responsible Agency: Community Development Department Timeline: Ongoing Funding/Resources: General Fund	All noted programs below are still available but due to the current economy, the housing market has been greatly reduced. Due to the state's passage of AB 1x26 and AB 1484, the Yuba City Redevelopment Agency has been dissolved and there are no more redevelopment-related housing funds available. The redevelopment funding bullet will be removed from this program. The requirements of Government Code Sections 65915 through 65918 are not codified in the Yuba City Municipal Code. Implementation of this program is ongoing.	Modify and continue.
H-E-3 Continue to allow manufactured homes on residential lots by zoning clearance review. (Zoning clearance review is an over-the-counter review to ensure that minimum statewide and City standards are met.) Objective: Facilitate the use of manufactured housing on residential lots. Responsible Agency: Community Development Department Timeline: Ongoing Funding/Resources: General Fund, Permit Fees	The City continues to allow manufactured homes with zoning clearance but no requests for permits have occurred during the planning period. Manufactured housing is allowed on all residential lots per the zoning code and this program does not need to be continued.	Delete.

Program	*Accomplishments*	*Appropriateness*
H-E-4 Continue and expand, where feasible, partnerships with for-profit or non-profit housing organizations to provide affordable housing. Consider contracting with such organizations to provide housing services and information for special needs groups within the City. Quantified Objective: Establish a contract with a service provider(s) to provide services to special needs populations within Yuba City, with emphasis on constructing or renovating extremely low, very low-income, and low-income affordable housing to be accessible to persons with disabilities. • Extremely Low Income: 125 units • Very Low Income: 125 units • Low Income: 50 units Responsible Agency: Community Development Department Timeline: 2011 Funding/Resources: LMIHF, State Administered HOME, CDBG, McKinney-Vento Continuum of Care funding.	The City continues to make such efforts including its ongoing commitment to projects such as the Plumas Family Apartments and Richland Senior Housing as described in the accomplishments under Program H-B-9. In addition, the City contracted with NeighborWorks Sacramento to provide information and classes to homeowners and potential owners. They also distribute information about the Housing Rehabilitation Program and generate interest in the program. Implementation of this program is ongoing.	Continue.
H-E-5 Work with Sutter County, the farm industry, and neighborhoods where housing projects are proposed to facilitate the provision of farm worker housing. Objective: Assist in meeting the housing needs of farm workers in and around Yuba City. The City will work with the County, develop a list of sites with the appropriate zoning suitable for farm worker housing and assist the County and other development partners in the form of technical assistance with the preparation of the application for farm worker housing funds (Proposition 46 funds, Joe Serna Jr. Funds, USDA Rural Housing Services programs, other programs) as the need arises. Additionally, when funding is available, the City will provide matching funds for the County and other development partners that plan to provide new farm worker housing units and encourage the development of units targeted toward single farm workers.	The Housing Authority has been working with the state to gain more density allowances for their farmworker housing. These efforts have not been successful to date and are ongoing. There haven't been any farmworker housing units constructed during the planning period. Priority processing for farmworker housing projects has not been established. Implementation of this program is ongoing.	Continue.

Program	*Accomplishments*	*Appropriateness*
Consider adding priority processing for applications to develop housing for farm workers. When and if necessary, engage residents of neighborhoods around potential farm worker housing sites in a public workshop to discuss current laws surrounding the siting of farm worker housing and promote discussion to circumvent unnecessary confrontation. Responsible Agency: Community Development Department Timeline: • FY 2009-2010 for the development of a list in cooperation with Sutter County of farm worker housing sites. • FY 2009-2010 for the consideration of adding priority processing of applications to develop housing for farm workers. • City staff will be available on an ongoing basis to provide technical assistance with the preparation of funding applications for farm worker housing funds. • City staff will be available on an ongoing basis to provide public workshop(s), when necessary, to education and promote discussion to circumvent unnecessary confrontation due to production of farm worker housing. Funding/Resources: LMIHF, General Fund, USDA Rural Housing Services programs, Joe Serna Jr. Funds, California Tax Credit Allocation: Farmworker Housing Assistance Program		
H-E-6 The City will continue to encourage diversity in unit size within multiple family housing projects and to be proactive in the development of 3- and 4-bedroom housing units for large families by granting priority funding for projects which include 3 or more bedrooms. Objective: Work to alleviate overcrowding by encouraging builders of affordable multi-family housing units to	Program is still available for eligible projects, but due to slowdown in residential development due to the economy, no projects of this type have been proposed during the planning period. Implementation of this program is ongoing.	Continue.

Program	*Accomplishments*	*Appropriateness*
construct units with 3- and 4-bedrooms. Responsible Agency: Community Development Department Timeline: Ongoing Funding/Resources: General Fund		
H-E-7 Understanding that higher density housing often means more affordable housing, encourage development at the higher end of the density range in land designated as low/medium and medium/high density residential in the General Plan. Objective: The City will continue to encourage and facilitate the development at the higher end of the density range through the following actions: Continue to provide financial assistance to the extent Redevelopment Housing set-aside funds is available; Continue to provide Density Bonuses in accordance with Sections 65915 through 65918 of the California Government Code; Continue to negotiate alternative development standards such as alternative parking standards, street improvement standards, maximum density, and lot coverage. Responsible Agency: Community Development Department Timeline: Ongoing Funding/Resources: General Fund	Density bonuses are available for eligible projects, but due to slowdown in residential development due to the economy, no new density bonus projects have been approved.	Delete. This program will be combined with Program H-A-4 in the update.
H-E-8 Implement the mandates of SB 2 as it relates to the siting and development of transitional and supportive housing and emergency shelters. To facilitate SB 2, City staff anticipates the City Council may approve the M-2 Industrial District Zone for emergency shelter use by right and without any discretionary action. Utilizing the infill locator on the HCD website, an underutilized 1.9 acre parcel was identified which is suitable for an emergency shelter to house the 60 unsheltered homeless in the City. If	A formal amendment to the City's zoning ordinance to allow for emergency shelters in the M-1 zone was approved in 2010. Amendments to allow transitional and supportive housing in the same way as residential uses are allowed in all zones allowing residential uses have not yet been completed. This portion of the program will be continued in the updated element.	Modify and continue. The emergency shelter portion of the program has been completed and will be deleted. The transitional and supportive housing portion of program will be continued.

Program	*Accomplishments*	*Appropriateness*
another zone, other than the M-2 Industrial District is approved, the City shall comply with the requirements of SB 2 and ensure sufficient capacity for the City's homeless. The City will, as required by SB 2, amend the zoning code for transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone and without any discretionary action. Objective: Designate potential zoning of sites for emergency homeless services. Responsible Agency: Community Development Department Timeline: Within 1-year following adoption of the element. Funding/Resources: General Fund		
H-E-9 Under guidelines set forth in the Fair Housing Act, provide a reasonable accommodation procedure that is available to individuals with disabilities and their representatives as well as providers of housing for individuals with disabilities. Evaluate the Zoning Regulations for ADA compliance and formalize a provision for reasonable accommodations for persons with disabilities that will be separate from a variance or conditional use permit. Objective: Demonstrate the City's commitment to removing constraints on housing for persons with disabilities. When updating the zoning and building code to include a reasonable accommodation measure the City will reference the model ordinance and examples provided to the City by HCD to open housing opportunities to individuals with disabilities and to encourage the development of housing accommodating and affordable to persons with disabilities. Provide safeguards on privacy interests of applicants and providers. Provide an opportunity for appeal of adverse decisions by aggrieved applicants.	Implementation of this program has not been completed. Provisions for reasonable accommodations will be incorporated into the City's zoning ordinance as part of the 2014 work program. The amendments will be approved prior to the adoption of the budget for 2014–2015.	Continue.

Program	*Accomplishments*	*Appropriateness*
Responsible Agency: Community Development Department Timeline: 2009-2010 Funding/Resources: General Fund		
H-E-10 Continue to offer specific incentives for development of individual or group-care housing affordable to the City's senior and special needs populations through City-specific density bonuses (in addition to state requirements), reduced parking requirements, and development fee reductions for projects at infill localities. The City may choose to partner or contract with for-profit or non-profit housing organizations to provide information and assistance with home sharing and home equity conversion (reverse mortgage) programs. Quantified Objective or Estimated Number of Units Produced by Income Category, 2008-2013: • Extremely Low Income: 25 • Very Low Income: 25 Responsible Agency: Community Development Department Timeline: FY 2009-2010 Funding/Resources: General Fund, LMIHF, Section 202, CHFA financing programs	Provisions for these types of incentives are available in the City's zoning ordinance. The Richland Senior Housing Project was approved in 2012 as described in the accomplishments under Program H-B-9 above and will provide 45 units for very low- and low-income seniors. Implementation of this program is ongoing.	Continue.
H-E-11 Promote equal housing opportunities to educate residents, developers, non-profit organizations, and decision-makers on Fair Housing. Promote market-rate and affordable housing sites, housing programs, and financial assistance available from the city, county, state and federal governments. This could include maps to provide to developers in order to promote infill and/or multiple family housing developments. Objective: Promote Equal Housing Opportunities by participating in public activities, fairs, etc. that provide an opportunity to disseminate Fair Housing information.	Annually the City holds a fair housing workshop with California Rural Legal Assistance, residents, developers, nonprofit organizations, and participating in public activities, fairs, etc. Implementation of this program is ongoing.	Combine with H-E-12 and H-E-13.

Program	*Accomplishments*	*Appropriateness*
Responsible Agency: Community Development Department Timeline: FY 2008-2009 Funding/Resources: LMIHF, CDBG		
H-E-12 Provide notice and information on fair housing rights and responsibilities. Objective: Promote Equal Housing Opportunities by providing information at the Community Development Department counter, on the City's web site, as well as other centers and public facilities throughout the community. Where appropriate, the City will disseminate information in languages other than English and through various forms of non-written media. Responsible Agency: Community Development Department. Timeline: Ongoing Funding/Resources: CDBG	Efforts are ongoing. Information is available on the City's website and at the Community Development front counter. Written information is available in Spanish and English.	Combine with H-E-11 and H-E-13.
H-E-13 Refer known incidents of discrimination in lending practices and the sale or rental of housing to U.S. Department of Housing and Urban Development (HUD), California Department of Fair Employment and Housing, and California Department of Consumer Affairs and/or California Rural Legal Assistance (CRLA) for action. Objective: Promote Equal Housing Opportunities by seeking to remedy known acts of housing discrimination within the community. Make contact information for California Rural Legal Assistance available at the Community Development Department Counter, at the Housing Fair, and on the City's web site. Responsible Agency: Community Development Department, Consolidated Area Housing Authority of Sutter County Timeline: Ongoing Funding/Resources: CDBG, LMIHF	Efforts are ongoing. There have not been any documented cases of discrimination during the planning period.	Combine with H-E-11 and H-E-12.

Program	*Accomplishments*	*Appropriateness*
H-E-14 During the period of the 2008 Housing Element Update, the City will annex land within the Lincoln East Specific Plan Area (LESP) to help to accommodate the City's RHNA. Approximately 50 acres are zoned for high density multifamily residential use at a density range of 12-36 units per acre and an assumed average density of 24 units per acre. The LESP includes a minimum 10% affordable housing goal and allows owner occupied and multifamily rental residential uses by right, without discretionary approval. Upon the approval of the LESP, through the use of development agreements the City shall ensure a minimum of 565 units will be developed on sites zoned medium high density at a minimum density of 20 units per acre to accommodate the identified shortfall of units affordable to lower income households. Objective: Meet the City's RHNA. Responsible Agency: Community Development Department Timeline: December 2010 Funding/Resources: General Fund	The LESP Area has not been successfully annexed. The city designated the required amount of land in the LESP area to allow high- density multifamily residential development between 12 and 36 units per acre. The city worked with the primary land owner and the other land owners in the LESP area during the specific plan process. The primary land owner in the LESP area did not follow through on the proposed annexation. Due to these circumstances beyond the city's control, annexation did not occur and development agreements were not put in place to require a minimum density of 20 units per acre to accommodate a minimum of 565 lower-income units. The City plans to continue to pursue annexation of the LESP during the 5th cycle Housing Element planning period.	Continue.
H-F-1 Incorporate energy conservation measures as an integral part of housing rehabilitation programs. Provide free information to residents on energy conservation and feature energy conservation as an important part of the annual Housing Fair. Objective: Provide information on energy efficiency and available programs and the Community Development Department counter, on the City's web site. Provide information on countywide programs administered by the Community Resource Project. Responsible Agency: Community Development Department Timeline: Ongoing Funding/Resources: LMIHF, CDBG, State Administered	As more information becomes available, the department continues to share it with the public. Implementation of this program is ongoing.	Continue.

Program	*Accomplishments*	*Appropriateness*
HOME		
H-F-2 Encourage participation in PG&E's and Community Resource Project Inc., home energy audits, weatherization and minor home repair programs. Objective: Encourage participation in assistance and weatherization programs, particularly for Very Low and Low-income households, via brochures available at the Community Development Department counter, on the City's web site, and the annual Housing Fair. Responsible Agency: Community Development Department Timeline: Ongoing Funding/Resources: LMIHF, CDBG, State HOME	Information is provided to the public about these programs. Additional efforts are also underway to provide this information on the City's website. As part of the City's "Annual HANDS Event," a neighborhood cleanup event, the City works with PG&E to participate in the effort by offering energy audits and repair and replacement programs. Implementation of this program is ongoing.	Continue.
H-F-3 The City will evaluate the efficiency of the new solar facility to power the City's wastewater treatment facility. Objective: Evaluate the effectiveness and cost efficiency for the use of solar power. Responsible Agency: Utility Department Timeline: Ongoing Funding/Resources: Wastewater Capital Fund	To date, the solar program at the wastewater facility has achieved the anticipated results. This program has been completed and will be deleted.	Delete.

7 Quantified Objectives

7.1 QUANTIFIED OBJECTIVES

Yuba City's strategy for developing, rehabilitating, and conserving affordable housing is focused on providing the number of units in each income category though a combination of quantified objectives identified in the Housing Programs Schedule of this Housing Element (Chapter 8). The quantified objectives in the Housing Program Schedule will result in approximately 128 new, lower-income affordable housing units, of which 42 will be affordable to extremely low-income households, 41 affordable to very low-income households, and 45 affordable to low-income households. Another 55 units of affordable housing will be assisted through housing rehabilitation of which 10 will be affordable to extremely low-income households, 15 affordable to very low-income households, and 30 affordable to low-income households. Conservation of affordable units through supportive housing assistance is estimated to assist 320 households, of which 125 will be affordable to extremely low-income households 125 affordable to very low-income households, and 70 affordable to low-income households.

Table 7.1-1 summarizes the quantified objectives for the 2013–2021 Housing Element update. It includes new, rehabilitated, and conserved units, as well as supportive housing actions for lower-income households based on program objectives contained in the Housing Program Schedule.

Table 7.1-1: Quantified Objectives for the Housing Element Program, 2013–2021

Income Category	*New Construction*	*Rehabilitation*	*Conservation/ Supportive Housing Assistance*	*Total*	*Percent of Total Units*
Extremely Low	42	10	100	152	14.2%
Very Low	41	15	125	181	16.9%
Low	45	30	70	145	13.6%
Moderate	130	210	0	340	31.8%
Above Moderate	240	10	0	250	23.5%
Total	498	275	295[1]	1,068	**100%**

Source: City of Yuba City, 2013
1. 153 of these units correspond to the assisted units at-risk of conversion to market-rate during the planning period.

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8 Housing Program Schedule, 2013–2021

The following policies and actions provide a systematic program for achieving Yuba City's fair share of regional housing needs, maintaining the existing housing stock, providing affordable housing, facilitating the production of a wide range of housing types, and facilitating the incorporation of energy-efficient materials and technology in new and existing housing units. Each implementing action contains a specific objective and identifies a timeline, responsible agency, and resources for the accomplishment of that objective. The City will strive to meet or exceed the quantified objectives. The quantified objectives are based on realistic expectations given funding expected to be available, anticipated staffing levels, capacity of service providers, and future housing market projections during the eight-year period of the Housing Element.

Regulatory Requirements and Incentives

Policy H-A **Provide regulatory incentives to ensure the construction and maintenance of safe and sanitary housing with adequate public services for existing and future residents of the city.**

H-A-1 **Continue to enforce City building, fire, health, and zoning codes to remedy existing pockets of blight and deterioration to conserve and improve the condition of existing affordable housing stock in coordination with rehabilitation and other infrastructure improvement programs. Conduct a Housing Condition Survey prior to completion of the 6th cycle Housing Element update.**

Responsible Agency: Community Development Department

Timeline: Ongoing and by 2021 for Housing Conditions Survey.

Funding/Resources: General Fund, Permit Fees, CDBG

H-A-2 **Continue the City's policy which allows for second family residences within single-family residential neighborhoods by reducing lot coverage requirements and allowing for tandem parking when setback requirements are met. In addition, the zoning code will be amended to allow second family residences in all residential zones as follows:**

- Amend the zoning code to allow second family residences (second units) ministerially in the R-2 and R-3 zones per state law.

Responsible Agency: Community Development Department

Timeline: Code amendments by 2015–2016 and ongoing.

Funding/Resources: General Fund.

H-A-3 **The City will amend the zoning code to address the requirements of AB 2634 and allow single-room occupancy (SRO) housing without a use permit in the C zones as other residential uses are regulated in the City's zoning code.**

Responsible Agency: Community Development Department

Timeline: Within one year following adoption of the element.

Funding/Resources: General Fund

H-A-4 **The City will continue to ensure that zoning standards and development requirements facilitate the construction of a diversity of housing types, including apartment complexes, group housing, and townhomes in order to meet the needs of all households and income levels. Understanding that higher-density housing often means more affordable housing, the City will continue to encourage development at the higher end of the density range in land designated as low/medium and medium/high density residential in the General Plan through the following actions:**

- Provide density bonuses in accordance with Sections 65915 through 65918 of the California Government Code.
- Continue to negotiate alternative development standards such as alternative parking standards, street improvement standards, maximum density, and lot coverage.

Responsible Agency: Community Development Department

Timeline: Amend zoning code by 2015–2016 and ongoing.

Funding/Resources: General Fund

H-A-5 **Develop regulations for condominium conversions that minimize displacement of lower-income residents and prevent the loss of affordable housing units; conversions can be allowable as an opportunity for homeownership for current residents.**

Responsible Agency: Community Development Department

Timeline: FY 2015–2016.

Funding/Resources: General Fund

Funding

Policy H-B **Provide incentives and programs to ensure the provision of extremely low-, very low-, low- and moderate-income housing units to meet community needs.**

H-B-1 **The City will continue to apply for additional funding, as funding becomes available, to encourage and facilitate the purchase of affordable housing units by low-income households through the First-Time Home Buyers Program.**

Responsible Agency: Community Development Department

Timeline: Apply for funding annually.

Funding/Resources: State-administered HOME, CalHome Program, Self-Help Homeownership Opportunity Program (federal)

H-B-2 **Continue to strive to increase the number of extremely low-, very low-, and low-income households receiving rental assistance and support applications by the Regional Housing Authority of Sutter & Nevada Counties for Section 8 Housing Choice Vouchers as well as Article 34 referenda requests. In addition, support increase in the number of these types of households receiving rental assistance through Tenant Based Rental Assistance via HOME.**

Responsible Agency: Regional Housing Authority of Sutter & Nevada Counties and Community Development Department

Timeline: Annually and ongoing.

Funding/Resources: State-administered HOME, Federal Section 8 Housing Choice Voucher Program funding

H-B-3 **Continue to monitor federal-, state-, and locally funded units at risk of conversion to market rate. There are 153 units at risk during the 2013–2021 planning period. The City will take the following actions to alleviate the loss of units at risk due to conversion to market-rate units.**

- On an annual basis the City will update its list of subsidized rental properties and identify those units at risk of converting to market-rate units.
- The City will contact owners of units at risk of converting regarding their interest in selling properties or maintaining the rental units as affordable units.
- The City will work with property owners to identify and apply for federal, state, and local subsidies to ensure the continued affordability of housing units.
- The City will maintain a list of nonprofit agencies interested in acquisition/rehabilitation of at-risk units and inform them of the status of such units.
- The City will work with nonprofit agencies to identify and apply for federal, state, and local subsidies to assist with providing funding for the acquisition and rehabilitation of at-risk projects.
- The City will provide to tenants of at-risk units referral and contact information regarding tenant rights and conversion procedures, as well as information regarding other affordable housing opportunities within the city.

Responsible Agency: Community Development Department

Timeline: Annually and ongoing.

Funding/Resources: General Fund and CDBG

Adequate Sites

Policy H-C **Continue to work with Sutter County on actions to fulfill Yuba City's fair share of regional housing needs.**

H-C-1 **The City will utilize its GIS system to identify vacant infill sites within the city, where services are already available, to be targeted for new affordable housing development. These sites are currently identified in the Land Inventory of this Housing Element and available at the City's Planning Department. The City will advertise on its website a list of vacant infill sites to facilitate the development of new affordable housing.**

Responsible Agency: Community Development Department

Timeline: August 2014 to add vacant infill sites to City's website.

Funding/Resources: General Fund

H-C-2 **The City will continue to negotiate written agreements with the County to transfer RHNA fair share allocations due to annexations of vacant land designated for residential use and establish the standards and conditions that will subsequently be applied on a project-by-project basis. The success of written agreements developed will be evaluated and any findings incorporated into the future contracts in order to adequately provide for regional fair share housing needs. Additionally, the City will work with the County and SACOG to incorporate changes to target adjustments to RHNA allocations established in agreements in subsequent Housing Element updates.**

Responsible Agency: Community Development Department

Timeline: Agreements to be reviewed in FY 2014–2015; incorporate changes to target adjustments during the 6th cycle Housing Element update; other program components will be ongoing.

Funding/Resources: General Fund

H-C-3 **In order to continue to meet affordable housing needs, Sutter County will assist in obtaining funding for any planned affordable housing projects that are to be annexed. Annexation agreements/written documents will identify any such projects and will outline joint funding strategies.**

Responsible Agency: Community Development Department

Timeline: Apply for funding as annexations occur.

Funding/Resources: General Fund

H-C-4 **Annually estimate the amount of vacant land available for single-family and multiple-family residential housing within the City's sphere of influence. When the remaining dwelling unit capacity of that land falls below an estimated supply necessary for a three-year period, the Planning Department shall recommend amendments to the Planning Commission and City Council to increase the supply.**

Responsible Agency: Community Development Department

Timeline: By June 30 of each year.

Funding/Resources: General Fund

H-C-5 **To ensure that there is a sufficient supply of multifamily zoned land to meet the City's RHNA, the City will encourage lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. In addition the City will allow administrative processing of lot consolidation. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer one or more of the following incentives on a project-by-project basis:**

- Allow affordable projects to exceed the maximum height limits.
- Lessen set-backs.
- Reduce parking requirements.
- The City will also consider offsetting fees (when financially feasible).

Responsible Agency: Community Development Department

Timeline: Ongoing, as projects are proposed through the Community Development Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.

H-C-6 **During the period of the 2013–2021 Housing Element update, the City will annex land within the Lincoln East Specific Plan Area (LESP) to help to accommodate the City's RHNA. Approximately 50 acres are zoned for high density multifamily residential use at a density range of 12-36 units per acre and an assumed average density of 24 units per acre. The LESP includes a minimum 10% affordable housing goal and allows owner-occupied and multifamily rental residential uses by right, without discretionary approval.**

Upon the approval of the LESP, through the use of development agreements the City shall ensure a minimum of 565 units will be developed on sites zoned medium high density at a minimum density of 20 units per acre to accommodate the identified shortfall of units affordable to lower-income households.

Responsible Agency: Community Development Department

Timeline: 2017 - 2018

Funding/Resources: General Fund

Special Needs Housing

Policy H-D **Facilitate the production of various housing types and densities to meet the needs of all income groups and ensure that housing opportunities are open to all without regard to race, color, age, sex, religion, national origin, family status, or physical handicap. The City shall seek to meet the special housing needs of individuals with disabilities and developmental disabilities, extremely low-, very low- and low-incomes, large families, senior citizens, farmworkers and their families, female-headed households with children, and others with special needs.**

H-D-1 **Continue and expand, where feasible, partnerships with for-profit or nonprofit housing organizations to provide affordable housing. Consider contracting with additional organizations to provide housing services and information for special needs groups within the City.**

Responsible Agency: Community Development Department

Timeline: Contact potential partners annually and as project opportunities arise.

Funding/Resources: State-administered HOME, CDBG, McKinney-Vento Continuum of Care funding.

H-D-2 **Continue to work with Sutter County, the farm industry, and neighborhoods where housing projects are proposed to facilitate the provision of farmworker housing. Assist in meeting the housing needs of farmworkers in and around Yuba City. The City will work with the County, develop a list of sites with the appropriate zoning suitable for farmworker housing and assist the County and other development partners in the form of technical assistance with the preparation of the application for farmworker housing funds as the need arises. Additionally, when funding is available, the City will provide matching funds for the County and other development partners that plan to provide new farmworker housing units and encourage the development of units targeted toward single farmworkers. Consider adding priority processing for applications to develop housing for farmworkers. When and if necessary, engage residents of neighborhoods around potential farmworker housing sites in a public workshop to discuss current laws surrounding the siting of farmworker housing and promote discussion to circumvent unnecessary confrontation.**

Responsible Agency: Community Development Department

Timeline:

- FY 2014–2015 for the development of a list in cooperation with Sutter County of farmworker housing sites.
- FY 2014–2015 for the consideration of adding priority processing of applications to develop housing for farmworkers.
- City staff will be available on an ongoing basis to provide technical assistance with the preparation of funding applications for farmworker housing funds.
- City staff will be available on an ongoing basis to provide public workshop(s), when necessary, to educate and promote discussion to circumvent unnecessary confrontation due to production of farmworker housing.

Funding/Resources: General Fund, USDA Rural Housing Services programs, Joe Serna Jr. Funds, California Tax Credit Allocation: Farmworker Housing Assistance Program

H-D-3 **The City will continue to encourage diversity in unit size within multiple-family housing projects and to be proactive in the development of three- and four-bedroom housing units for large families by granting priority funding for projects which include three or more bedrooms.**

Objective: Work to alleviate overcrowding by encouraging builders of affordable multi-family housing units to construct units with three and four bedrooms.

Responsible Agency: Community Development Department

Timeline: Ongoing as projects are processed through the Community Development Department.

Funding/Resources: General Fund

H-D-4 **The City will, as required by SB 2, amend the zoning code for transitional and supportive housing as a residential use in all zones allowing residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone and without any discretionary action. The zoning code will also be amended to include the following definitions related to transitional and supportive housing per Government Code Sections 65582(f), (g) and (h):**

- "Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists 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.
- "Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.
- "Transitional housing" means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Responsible Agency: Community Development Department

Timeline: Within one year following adoption of the element.

Funding/Resources: General Fund

H-D-5 **In order to remove constraints on housing for persons with disabilities under guidelines set forth in the Fair Housing Act, provide a reasonable accommodation procedure that is available to individuals with disabilities and their representatives as well as providers of housing for individuals with disabilities. Evaluate the zoning regulations for ADA compliance and formalize a provision for reasonable accommodations for persons with disabilities that will be separate from a variance or use permit. When updating the zoning and building code to include a reasonable accommodation measure the City will reference the model ordinance and examples provided to the City by HCD to open housing opportunities to individuals with disabilities. Provide safeguards on privacy interests of applicants and providers. Provide an opportunity for appeal of adverse decisions by aggrieved applicants.**

Responsible Agency: Community Development Department

Timeline: 2014–2015

Funding/Resources: General Fund

H-D-6 **Continue to offer specific incentives for development of individual or group-care housing affordable to the City's senior and special needs populations through City-specific density bonuses (in addition to state requirements), reduced parking requirements, and development fee reductions for projects at infill localities.**

Responsible Agency: Community Development Department

Timeline: Ongoing, as projects are processed through the Community Development Department.

Funding/Resources: General Fund, Section 202, CHFA financing programs

H-D-7 **Continue to promote equal housing opportunities to educate residents, developers, nonprofit organizations, and decision-makers on Fair Housing including holding an annual fair housing fair.**

Continue to provide notice and information on fair housing rights and responsibilities by providing information at the Community Development Department counter, on the City's website, and other centers and public facilities throughout the community. The City will disseminate information in languages other than English and where appropriate through various forms of non-written media.

Refer known incidents of discrimination in lending practices and the sale or rental of housing to US Department of Housing and Urban Development (HUD), California Department of Fair Employment and Housing, and California Department of Consumer Affairs and/or California Rural Legal Assistance for action.

Responsible Agency: Community Development Department

Timeline: Ongoing, and hold fair housing fair annually.

Funding/Resources: General Fund, CDBG

H-D-8 **The City will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, female-headed households with children, persons with disabilities and developmental disabilities, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The City will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the city, county, state and federal governments. In addition, the City will seek funding under state and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and persons at risk for homelessness.**

Responsible Agency: Community Development Department

Timeline: Seek funding opportunities beginning in 2014–2015; all program components are ongoing.

Funding/Resources: Federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups.

H-D-9 **To comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will amend the zoning code to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The zoning code will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted.**

Responsible Agency: Community Development Department

Timeline: 2015–2016

Funding/Resources: General Fund

Energy Efficiency

Policy H-E **Encourage the use of energy-efficient materials and technology in new construction.**

H-E-1 **Incorporate energy conservation measures as an integral part of housing rehabilitation programs. Provide free information to residents on energy conservation and available programs at the Community Development Department counter and on the City's website, and feature energy conservation as an important part of the annual Housing Fair.**

Responsible Agency: Community Development Department

Timeline: Ongoing, as projects are processed through the Community Development Department.

Funding/Resources: CDBG, state-administered HOME

H-E-2 **Encourage participation in PG&E's Community Resource Project Inc., home energy audits, weatherization and minor home repair programs, particularly for extremely low-, very low- and low-income households. Information on these programs will be provided via brochures available at the Community Development Department counter, on the City's web site, and at the annual Housing Fair.**

Responsible Agency: Community Development Department

Timeline: Ongoing, as projects are processed though the Community Development Department.

Funding/Resources: CDBG, state HOME

9 Equal Housing Opportunity

The provision of equal housing opportunities for all persons is an important goal of the Housing Element. The City will address equal housing opportunities through its Community Development Department Housing Division. City staff monitors complaints and if necessary refers fair housing matters to California Rural Legal Assistance, HUD, and/or the California Department of Fair Employment and Housing in order to ensure that housing opportunities are open to all without regard to race, color, age, sex, religion, national origin, family status or physical handicap. The City will also continue efforts to:

- Educate the community about fair housing laws through publications and workshops.
- Ensure non-English speaking applicants have access to programs through advertising and outreach, including accommodation for translation services.
- Design accessible programs for low- and moderate-income persons addressing housing needs.
- Disburse City-funded activities throughout the city limits avoiding concentrations in any particular census tract.
- Reinvest in the most dilapidated areas of the city.

Please refer to Housing Programs Section of the Housing Element for specific programs the City will undertake during the 2013–2021 Housing Element planning period.

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10 Glossary

Accessible: Used to describe housing that has special design features that help to alleviate physical disabilities. Such features include ramps, hand railings, lifts, special handles and other modifications.

Affordable Housing: Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays 30% or less of its gross monthly income for housing, including utilities.

Area Median Family Income (MFI): This is defined by federal law and US Department of Housing and Urban Development (HUD) regulations as the higher of (1) the metropolitan area or non-metropolitan county median family income; or (2) the statewide nonmetropolitan median family income. The median income calculations are based on a family of four persons. Income categories are based on the HUD-determined area median family income. (See "Income Categories.") New area median family income figures are published yearly by HUD and by the state Department of Housing and Community Development.

Assisted Housing: Dwelling units for which some type of public financial assistance (to pay for housing costs) is provided to the occupant.

Assisted Living Facility: Residential facilities designed for persons needing assistance with daily living activities. Generally, room, board, and personal care are provided.

Below-Market-Rate Housing Unit: Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair market value of the unit. The US Department of Housing and Urban Development sets standards for determining which households qualify as "low income" or "moderate income."

Board and Care Home: In California, these are also called Residential Care Facilities for the Elderly (RCFE). Although skilled nursing staff may be available, these are not medical facilities. Instead, they provide assistance with daily living for persons age 60 or older who are no longer able to live independently. A facility can be from one bed to several hundred beds in capacity. Small one- to six-bed facilities may be located in residentially zoned areas without a special permit and are considered in all respects to be the same as family dwellings (California Health and Safety Code Section 1568.0831(a)(2)). RCFEs are under the guidance of the California Department of Social Services Community Care Licensing division.

California Environment Quality Act (CEQA): A state law requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report must be prepared and certified as to its adequacy before taking action on the proposed project. (See "Environmental Impact Report (EIR).")

California Housing Finance Agency (CHFA): A state agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low- and moderate-income housing.

City: City, with a capital "C," refers to the City of Yuba City; when used with a lower case "c" it means any other city.

Clustered Development: Development in which a number of dwelling units are placed in closer proximity than typically permitted, or are attached, with the purpose of minimizing grading and retaining open space areas.

Community Development Block Grant (CDBG): A grant program administered by the US Department of Housing and Urban Development on a formula basis for entitlement communities and by the state Department of Housing and Community Development for non-entitled jurisdictions.

Regional Housing Authority of Sutter & Nevada Counties: (See "Housing Authority.")

Construction Costs: Residential development costs that are attributable to the physical construction of buildings, such as labor and materials. These costs typically include the costs of building any required off-street parking spaces.

Continuing Care Retirement Communities: These communities vary in the services and amenities they provide for seniors and other older adults. They may offer independent living, assisted living, and/or skilled nursing services as well as educational, recreational activities, dining accommodations, and transportation services.

County: County, with a capital "C", refers to Sutter County; when used with a lower case "c" it means any other county.

Dedication, In lieu of: Cash payments which may be required of an owner or developer as a substitute for a dedication of land.

Density Bonus: The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. The State regulates the types of development that are entitled to a density bonus.

Density: The number of residential dwelling units per acre of land. Densities specified in the General Plan are expressed in units per net developable acre. (See "Acres, Gross," and "Acres, Net.")

Developable Land: Land which is suitable as a location for structures and which can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Developer: An individual who, or business which, prepares raw land for the construction of buildings or builds or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

Development Fee: See "Impact Fee."

Disabled: A person determined to have a mobility impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.

Down Payment: An initial payment for a home or property which generally constitutes between 10 to 20 percent of the property value. Many banks and lending institutions require a down payment as part of a loan agreement for the remainder of the property value.

Duplex: A detached building under single ownership which is designed for occupancy as the residence of two families living independently of each other.

Dwelling Unit: One or more rooms with a single kitchen, designed for occupancy by one family for living and sleeping purposes.

Employment Center: A geographic area in which a large number of jobs are concentrated.

Environmental Impact Report (EIR): A report that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action. (See "California Environmental Quality Act.")

Family: An individual or a group of persons living together who constitute a housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind.

Financing: Money loans for the construction of new housing or for land or home purchases.

General Plan: A compendium of a city's or a county's policies regarding its long-term physical, social, and economic development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council.

General Plan Advisory Committee (GPAC): A committee consisting of two City Council members, two County supervisors, two City planning officials, two County planning officials, and seven community members. The GPAC is responsible for developing initial policies and programs for the Yuba City Housing Element and the General Plan updates.

Home Mortgage Disclosure Act (HMDA): This law was enacted by the US Congress in 1975 and is implemented by the Federal Reserve Board's Regulation C. This regulation provides the public with loan data that can be used to determine whether financial institutions are serving the housing needs of their communities and to identify possible discriminatory lending patterns. Certain lending institutions must report loan data, such as the number of loans that applied for, approved, denied or withdrawn, on a regular basis.

Homeless: Refers to individuals who lack a fixed, regular, and adequate night-time residence and to individuals whose primary night-time residence is a supervised publicly or privately operated shelter designated to provide temporary living accommodations; an institution that provides a temporary residence for individuals intended to be institutionalized; or a public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for human beings.

Household: All those persons, related or unrelated, who occupy a single housing unit. (See "Family.")

Householder: The person, or one of the people, in whose name the home is owned, being bought, or rented.

Housing Authority: A local agency which administers housing programs, such as Section 8, in conjunction with a local government. In Sutter County, the Regional Housing Authority of Sutter & Nevada Counties works with the County and the City of Yuba City.

Housing Element: One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing.

Housing Unit: The place of permanent or customary abode of a person or family. A housing unit may be a single family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Impact Fee: A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. A development fee is based on the estimated reasonable cost of providing the service for which the fee is charged.

Income Categories: The income limits for each income group are as follows:

- *Extremely Low*: A household with an annual income of 30 percent or less of the area median income adjusted by household size, as determined by a survey of incomes conducted by a city or county, or in the absence of such a survey, based on the latest available eligibility limits established by the US Department of Housing and Urban Development.
- *Very Low*: A household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or county, or in the absence of such a survey, based on the latest available eligibility limits established by the US Department of Housing and Urban Development for the Section 8 housing program.
- *Low*: A household with an annual income usually no greater than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or county, or in the absence of such a survey, based on the latest available eligibility limits established by the US Department of Housing and Urban Development.
- *Moderate*: A household with and annual income between the lower income eligibility limits and 120 percent of the area median family income adjusted by household size, usually as established by the US Department of Housing and Urban Development.
- *Above-Moderate*: A household with an annual income above 120 percent of the County's area median family income adjusted by household size, as determined by a survey of incomes conducted by a city of a county, or in the absence of such a survey, based on the latest available eligibility limits established by the US Department of Housing and Urban Development for the Section 8 housing program.

Income: The sum of the amounts reported separately for wages, salary, commissions, bonuses, or tips; self-employment income from own non-farm or farm businesses, including proprietorships and partnerships; interest, dividends, net rental income, royalty income, or income from estates and trusts; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); any public assistance or welfare payments from the state or local welfare office; retirement, survivor, or disability pensions; and any other sources of income received regularly such as Veterans' (VA) payments, unemployment compensation, child support, or alimony.

Infill Development: Development of vacant land (usually individual lots or left-over properties) within areas which are already largely developed.

Infrastructure: Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

Interest Rate: The rate at which a bank or other lending institution charges for outstanding debt. The interest rate is a certain percentage of the outstanding loan amount.

Land Use: The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.

Lot coverage: The percentage or amount of the gross lot area that a building is allowed to cover per local zoning regulations. (See "Zoning.")

Lot: (See "Site.")

Mortgage: All forms of debt where the property is pledged as security for repayment of the debt.

Non-Family Household: Any persons, related or unrelated, who occupy a single housing unit but who are not a family. (See "Family.")

Overcrowding: Defined as more than one person per room in a housing unit.

Parking, Podium: Surface parking over which residential units are constructed. Generally, the first floor or entry level of the building is for parking.

Parking, Underground: Parking which is completely underground and on top of which residential dwelling units (or other nonresidential uses) are built.

Project Costs: The total cost of new residential development.

Regional Housing Needs Allocation: The future housing needs for each region in California as determined by regional councils of government (the Sacramento Area Council of Governments in the case of the Sacramento Metro area). The most recent allocation covers the period between 2006 and 2013. State law requires regional councils of government to identify for each city and county its "fair share allocation" of the Regional Housing Needs Allocation.

Regional: Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad homogenous area.

Residential, Multiple Family: Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single Family: A single dwelling unit on a building site.

Residential: Land designated in the General Plan and Zoning Ordinance for buildings consisting of dwelling units. May be vacant or unimproved. (See "Dwelling Unit.")

Sacramento Area Council of Governments (SACOG): SACOG is the regional planning agency and council of governments for the six-county Sacramento Metropolitan Area. Elected officials and representatives from Sacramento Metro cities and counties comprise SACOG's Board of Directors. SACOG is the agency responsible for determining each city's and county's Regional Housing Needs Allocation.

Second Family Residence: A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called "second unit", "granny flat" or "mother-in-law" unit.

Section 8 Housing Choices Voucher Program: A federal (HUD) rent-subsidy program which is the main source of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30% of the household's adjusted gross monthly income. Section 8 includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Senior Congregate Care Facility: Any residential facility that is restricted to persons age 60 or older (per Yuba City Zoning Regulations).

Senior Housing: Typically one- and two-bedroom apartments designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them. (See "Congregate Care.")

Seniors: As defined by the Yuba City Zoning Regulations, seniors include persons age 60 and older. However, for the purposes of analyzing US Census data (age cohorts), seniors are defined age 65 and older.

Setback: A zoning requirement that establishes a specified distance from a lot line for the location of a building. A minimum setback also is known as a minimum yard requirement.

Shared Living: The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by 1566.3 of the California Health and Safety Code.

Single family Dwelling, Attached: A building containing two dwelling units with each unit having its own foundation on grade.

Single family Dwelling, Detached: A building containing one dwelling unit on one lot.

Site Work: Improvements made to an undeveloped piece of land to support the construction of building on the site. Such improvements include grading and other infrastructure improvements.

Site: A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Skilled Nursing Facility: These facilities provide short-term and long-term care for those who need 24-hour nursing supervision. Medical treatment is offered under the supervision of licensed nurses, and at least one registered nurse must be on duty during the day. All skilled nursing facilities must be registered by the State of California.

Soft Costs: Development costs, other than construction costs and site development costs, generally including interest, origination fees, appraisals, and other costs associated with real estate development.

Specific Plan: A plan that provides detailed design and implementation tools for a specific portion of the area covered by a general plan. A specific plan may include all regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any general plan element(s).

State of California Department of Housing and Community Development (HCD): The State's principal housing agency whose goals include the promoting housing and community development, increasing the supply of housing (especially affordable housing), and conserving and improving housing conditions. HCD is the State agency responsible for certifying local Housing Elements and for distributing funds for affordable housing.

Substandard Housing: Residential dwellings which, because of their physical condition, do not provide safe and sanitary housing.

Tenure: Refers to the distinction between owner-occupied and renter-occupied housing units.

Transit, Public: A system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called "Mass Transit."

Transit: The conveyance of persons or goods from one place to another by means of a local, public transportation system. (See "Transit, Public.")

US Department of Housing and Urban Development (HUD): The federal housing agency responsible for housing and community development on a nationwide basis. HUD provides funds local housing and community development initiatives and programs and administers federal housing laws.

Underdeveloped Land: Lots or parcels for which the governing zoning regulations allow a greater intensity of development than what currently exists (either a greater number of dwelling units per acre or a larger floor-to-area ratio).

Undevelopable: Specific areas where topographic, geologic, and/or surficial soil conditions indicate a significant danger to future occupants and a liability to the City, and are thus designated as undevelopable by the City.

Uniform Building Code (UBC): A national, standard building code which sets forth minimum standards for construction.

Vacancy Rate: The percent of housing units which are unoccupied because they are either for sale or for rent. The vacancy rate provides a measure of the demand and supply for housing. Low vacancy rates indicate that demand for housing is very strong (or that it is in short supply), while high vacancy rates indicate that there is an oversupply of housing.

Vacant: Lands or buildings which are not actively used for any purpose.

Zoning: The division of a city by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

Appendix 1

PUBLIC PARTICIPATION

The City of Yuba City held a public hearing with the Planning Commission on November 13, 2013 to solicit public input and encourage public participation in the 2013–2021 Housing Element update. E-mail notification of the meeting was sent to more than 30 nonprofit organizations, government agencies, faith based organizations, health delivery organizations and educators. In addition, City Council and Planning Commission members were invited to participate. Those notified were encouraged to notify and invite clients to the meetings. Below is the mailing list of those notified of the meetings.

Public Participation Mailing List for 2013–2021 Housing Element Update –		
Grace Espindola Sutter County Schools Alcohol and Drug Prevention	Edward Baker Executive Director Regional Housing Authority of Sutter & Nevada Counties	Steve Stevenson Employment Development Dept. Central Valley Homeless Veterans Program
Amerjit Bhattal Director of Nursing Sutter County	Chaya Galicia Salvation Army	Chris Kersting St Andrew Presbyterian Church
Brenda Wong Special Education Yuba City High School	Claudia Hollis FREED Center for Independent Living	Corinna Agullar Children's Hope Foster Family Agency
Carla Beckett Marysville Joint Unified School District	Darren Stratton Salvation Army	Dave Kugelman Church of Glad Tidings
Sharman Kobayashi Yuba-Sutter United Way	David Nagra Sutter County Welfare Dept.	Deb Coulter Sutter County
Sue Mannshardt Hands of Hope	Debbie Phillips Yuba County Housing & Community Services	Gary Price City of Marysville Planning Department
Mike Mannshardt Hands of Hope	Gerri Billings Christ Chapel	Susan Podesta California Rural Legal Assistance
Gus Becerra Regional Housing Authority of Sutter & Nevada Counties	Barbara Patterson Hands of Hope	Jan Fox Hands of Hope
Jeanne Broce St John's Food Shelf	Jim Davis Yuba City Church of the Nazarene	John Floe Sutter County
Karen Tuttle St. Andrew Presbyterian Church	Lee Pliscou California Rural Legal Assistance	Linda Kearns California Department of Rehabilitation
Lori Harrah Sutter County Welfare Dept.	Marsha Krouse-Taylor Casa de Esperenza	Martha Grieses American Red Cross

Public Participation Mailing List for 2013–2021 Housing Element Update –		
Marvin King Yuba-Sutter Veterans Services	Mary Shumate Sutter County Library	Monica Quilty Yuba County Office of Education
Ron Brasier A Hand Up Ministry	Bill Fuller Yuba City Fire Department	Aaron Busch Yuba City Planning Department
Beckie Flores Regional Housing Authority of Sutter & Nevada Counties	Carol Stuart Consulting Consultant	Robin Graham Stuart & Graham Consultant
City Council	Planning Commission	Appeal-Democrat
Diana Langley Yuba City Public Works		

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