



## **SPECIAL NOTICE**

**Precautions to address COVID-19 (a.k.a. the “Coronavirus”) will apply to this meeting. See below for additional details.**

**AUGUST 25, 2021**

### **REGULAR MEETING OF THE PLANNING COMMISSION**

The Governor has declared a State of Emergency to exist in California as a result of the threat of COVID-19 (aka the “Coronavirus”). The Governor also issued Executive Order N-25-20, which directs Californians to follow public health directives including canceling large gatherings. The Executive Order also allows local legislative bodies to hold meetings via conference calls while still meeting State transparency requirements.

The Public’s health and well-being are the top priority for the City of Yuba City and you are urged to take all appropriate health safety precautions. To facilitate this process, the meeting will be available by:

- Web Conference: The meeting will be conducted live over the internet by PC or Smartphone. Members of the public can join the web-based virtual meeting. (See instructions below.)
- Email: You can email comments to the Secretary of the Commission at **[developmentservices@yubacity.net](mailto:developmentservices@yubacity.net)** any time before the meeting, or before the hearing is closed on the agenda item, and your comments will be read aloud by the Secretary. Please identify the Agenda item you wish to address in your comments.

To join the web base virtual meeting please click the link to sign up for the webinar being held April 28, 2021 at 6:00pm:

**[https://us06web.zoom.us/webinar/register/WN\\_Y0-LRuFhTCSNdkMRksusRg](https://us06web.zoom.us/webinar/register/WN_Y0-LRuFhTCSNdkMRksusRg)**

or visit **[www.zoom.us](http://www.zoom.us)** and enter in the Meeting ID: **864 6739 1081**

You will need to register for the teleconference. Once registered, a confirmation email with information on how to join the webinar will be sent to you and with audio instructions.

Questions or Comments? Please email: [developmentservices@yubacity.net](mailto:developmentservices@yubacity.net)



## AGENDA

WEDNESDAY, AUGUST 25, 2021

### REGULAR MEETING PLANNING COMMISSION CITY OF YUBA CITY

6:00 P.M. – REGULAR MEETING

CHAIRWOMAN	• Michele Blake
VICE CHAIRWOMAN	• Jackie Sillman
COMMISSIONER	• John Shaffer
COMMISSIONER	• Lorie Adams
COMMISSIONER	• Stacy Brookman
COMMISSIONER	• Bhavin Singh Dale
COMMISSIONER	• Richard Doscher (Sutter Co. Rep)

1201 Civic Center Blvd  
Yuba City, CA 95993

*Wheelchair Accessible*  
♿

*If you need assistance in order to attend the Planning Commission meeting, or if you require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the Planning Commission, the City is happy to assist you. Please contact City offices at 530-822-4817 at least 72 hours in advance so such aids or services can be arranged. **City Hall TTY: 530-822-4732***

**AGENDA  
PLANNING COMMISSION  
CITY OF YUBA CITY  
AUGUST 25, 2021  
6:00 P.M. - REGULAR MEETING**

Materials related to an item on this Agenda, submitted to the Commission after distribution of the agenda packet, are available for public inspection at City Hall at 1201 Civic Center Blvd., Yuba City, during normal business hours. Such documents are also available on the City of Yuba City's website at [www.yubacity.net](http://www.yubacity.net), subject to staff's availability to post the documents before the meeting.

Call to Order

Roll Call:

\_\_\_\_\_ Chairwoman Blake  
\_\_\_\_\_ Vice Chairwoman Sillman  
\_\_\_\_\_ Commissioner Shaffer  
\_\_\_\_\_ Commissioner Adams  
\_\_\_\_\_ Commissioner Brookman  
\_\_\_\_\_ Commissioner Dale  
\_\_\_\_\_ Commissioner Doscher (Sutter County Representative)

Pledge of Allegiance to the Flag

**Public Comment on Items not on the Agenda**

You are welcome and encouraged to participate in this meeting. Public comment on items not listed on the agenda will be heard at this time. Comments on controversial items may be limited and large groups are encouraged to select representatives to express the opinions of the group.

**1. Written Requests**

Members of the public submitting written requests, at least 24 hours prior to the meeting, will be normally allotted five minutes to speak.

**2. Appearance of Interested Citizens**

Members of the public may address the Planning Commission on items of interest that are within the City's jurisdiction. Individuals addressing general comments are encouraged to limit their statements to three minutes.

**3. Agenda Modifications**

**Approval of Minutes**

**4. Minutes from June 23, 2021**

## **Business Item**

### **5. Consideration of a requested two-year extension of time for Use Permit 07-13**

Recommendation: Approve a two-year extension of time for Use Permit 07-13 pursuant to City Municipal Code Section 8-5.7106, resulting in a new expiration date of August 25, 2023.

## **Public Hearing Item**

### **6. Rescinding the Lincoln East Specific Plan**

Recommendation: Adopt a Resolution recommending the City Council of the City of Yuba City adopt an Ordinance to rescind Ordinance 006-10, thereby rescinding the City's Lincoln East Specific Plan.

### **7. Addendum to the City of Yuba City General Plan EIR and 2021-2029 City of Yuba City General Plan Housing Element**

Recommendation: Adopt a Resolution recommending the City Council of the City of Yuba City adopt a Resolution to approve the 2021-2029 City of Yuba City General Plan Housing Element and associated Addendum to the General Plan Environmental Impact Report (EIR).

## **Future Agenda Items**

### **Development Services Director Report**

### **Report of Actions of the Yuba City Planning Commission/Sutter County Update**

## **Adjournment**

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Persons dissatisfied with any decision of the Planning Commission may appeal such action to the City Council. Appeals, accompanied by a fee of \$788.93, must be filed with the City Clerk, 1201 Civic Center Boulevard, Yuba City, CA 95993 within 10 days of such action. If no appeal is filed within this time limit, the Planning Commission action becomes final. The exception to this is rezone requests. Please check with the Planning Division, 1201 Civic Center Boulevard, Yuba City, CA 95993 for the procedure. Mailed notices of the Council hearings will be accomplished in the same manner as the Planning Commission hearings unless additional notice is deemed necessary.

**MINUTES  
PLANNING COMMISSION  
CITY OF YUBA CITY  
JUNE 23, 2021**

**6:00 P.M. – REGULAR MEETING**

**Link to Planning Commission meeting:**

<https://www.youtube.com/watch?v=RPpNUTLvX34&t=1690s>

Materials related to an item on the Agenda, submitted to the Commission after distribution of the agenda packet, are available for public inspection at City Hall at 1201 Civic Center Blvd., Yuba City, during normal business hours. Such documents are also available on the City of Yuba City's website at [www.yubacity.net](http://www.yubacity.net), subject to staff's availability to post the documents before the meeting.

**Call to Order**

Chairwoman Blake called the meeting to order at 6:02 pm.

**Roll Call**

Commissioners in Attendance:

Chairwoman Michele Blake  
Commissioner John Shaffer  
Commissioner Lorie Adams  
Commissioner Stacy Brookman  
Commissioner Bhavin Singh Dale  
Commissioner Richard Doscher (Sutter County Representative)

Commissioners Absent:

Vice Chairwoman Jackie Sillman

The Pledge of Allegiance was led by Commissioner Adams.

**Public Communication**

You are welcomed and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Public comments on items not listed on the agenda will be heard at this time. Comments on controversial items may be limited and large groups are encouraged to select representatives to express the opinions of the group.

**1. Written Requests**

Members of the public submitting written requests, at least 24 hours prior to the meeting, will be normally allotted five minutes to speak.

*There were no written requests received.*

## **2. Appearances of Interested Citizens**

Members of the public may address the Planning Commission on items of interest that are within the City's jurisdiction. Individuals addressing general comments are encouraged to limit their statements to three minutes.

*There were no public comments.*

## **3. Agenda Modifications/Approval of Agenda**

*No agenda modifications were made.*

### **Approval of Minutes**

## **4. Minutes from May 26, 2021**

Chairwoman Blake requested approval of the minutes:

**Motion by:** Commissioner Doscher

**Second by:** Commissioner Shaffer

**Vote:** The vote passed 6-0

### **Business Item**

## **5. Consideration of an 18-month time extension for Tentative Subdivision Map (SM 19-03)**

Recommendation: Approve an 18-month extension of time for Tentative Subdivision Map SM 19-03 pursuant to City Municipal Code Section 8-2.610, resulting in a new expiration date of December 26, 2022.

Item was called and staff made a presentation, followed by questions from the Commissioners to staff.

Commissioner Shafter asked the reason for the delay of the subdivision map. Staff explained that the applicant hadn't submitted plans until recently, but currently Public Works is reviewing the improvement plans.

**Motion by:** Commissioner Doscher

**Second by:** Commissioner Adams

**Vote:** The vote passed 6-0

### **Public Hearing Item**

## **6. Consideration of Rezone (RZ 21-01), changing from R-2 to R-3 zoning located at 1821 Butte House Road, APN 59-020-018.**

Recommendation: Item pulled from consideration based on need for further evaluation. No staff report provided at this time.

Staff explained that this item was pulled because of a need for further evaluation regarding the next steps. Chairwomen Blake called for any public comments as this item was noticed as a public hearing.

*No comments were received.*

## **7. Outdoor Dining Ordinance Adoption**

- Recommendation:
- A. Initiate Outdoor Dining Ordinance Adoption
  - B. Conduct a public hearing, and then
  - C. Adopt a Resolution recommending the City Council of the City of Yuba City adopt an Ordinance of the City Council of the City of Yuba City updating the Yuba City Municipal Code to allow for continued use of Outdoor Dining by adding Article 49, Chapter 5 of Title 8, and amending Section 8-5.6102 of Article 61 of Chapter 5 of Title 8, of the Yuba City Municipal Code.

Item was called and staff made a presentation, followed by questions from the Commissioners to staff.

Commissioner Shaffer asked if the Outdoor Dining Ordinance is simply in regard to businesses putting a temporary tent over a table. The Development Services Director, Ben Moody, explained that this ordinance allows for businesses to take up some of their parking spaces for outdoor dining. If permanent shade structures are proposed than the building permit process is required.

Ben further explained that there is some flexibility in the Ordinance to waive some of the parking requirements on a case by case basis, but businesses are only permitted to have a certain square footage of outdoor dining. He further explained that this ordinance highlights that all fire, building, and ADA codes and regulations must be followed.

Commissioner Adams asked if the ordinance includes that outdoor dining spaces must not block ADA parking areas. Ben explained that this is included in the new ordinance.

Chairwoman Blake called for a motion for item A – to initiate the Outdoor Dining Ordinance.

**Motion by:** Commissioner Adams

**Second by:** Commissioner Shaffer

**Vote:** The vote passed 6-0

Chairwoman Blake opened the Public Hearing and called for public comments.

*There were no public comments.*

Chairwomen Blake closed the public hearing and asked the Commissioners for further questions.

Commissioner Adams asked regarding the required landscape area for outdoor dining spaces. Staff explained that the ordinance encourages landscaping and site furnishings, but there isn't a requirement for a certain amount of landscaping in outdoor dining areas.

The ordinance gives businesses flexibility to choose if they would like to continue outdoor dining post COVID-19.

**Motion by:** Commissioner Shaffer

**Second by:** Commissioner Brookman

**Vote:** The vote passed 6-0

### **Future Agenda Items**

Benjamin Moody provided the following potential agenda items for the upcoming Planning Commission meetings:

- July 14, 2021 – tentatively plan to cancel this meeting
- July 28, 2021 items – possibility of cancellation as well
- Future Items:
  - Henson Ranch, Tentative Subdivision Map 21-01 (95 R-1 lots, 9 C-O lots)
  - Lincoln East Specific Plan – Rescission
  - Housing Element Approval (August)
  - Possible Use Permit extension for Calvary Christian
  - Power Market Use Permit and related entitlements

### **Development Services Director Reports**

- **550 Bogue Rd** – New 2,700 SF **Burger King Restaurant** with drive-thru – *pending resubmittal*
- **700 Onstott Rd** – Raley's renovations / Closing one of the existing exits – *pending resubmittal*
- **769 Garden Hwy** – Truck Yard - improvements for an outdoor storage and parking area – *pending resubmittal*
- **1080 Harter Pkwy** – McDonald's Façade upgrade & interior remodel
- **715 Plumas St** – Signage - Plumas Pointe, new clothing store
- **1721 Colusa Hwy** – Grocery Outlet remodel
- **525 Colusa Ave** – Signage - Chevron name change to "Sinclair"
- **Hooper Ranch Master Plan** – Two home types - single story, single-family homes with 2 car garages. 2,110 sq. ft. and 1,915 sq. ft.
  - Two model home permits issued
- **Dunn Ranch Improvement Plans** - site improvements for Phase 1 and 2
- **Bridge St** – subdivision improvements
- **650 Lincoln Rd** – Rivers Edge Apartments – *pending plan review*

Commissioner Adams asked Staff regarding overgrown/unmaintained landscape areas at Stabler and Starr Dr. There was discussion regarding if we can ensure that businesses maintain the required landscape areas and how that falls into code enforcement.

### **Report of Actions of the Planning Commission/Sutter County Update**

Commissioner Doscher explained that the Sutter County Planning Commission recently met to discuss three main items.

1. Truck yard on Barry Rd. that has been out of compliance for a long time with no indication of improvements.
2. Large storage building working through the entitlement process.



3. Minor updates to the County Code.

**Adjournment**

Chairwoman Blake adjourned the meeting at 6:47 pm.



**CITY OF YUBA CITY  
PLANNING COMMISSION  
STAFF REPORT**

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**Date:** August 25, 2021  
**To:** Planning Commission  
**From:** Development Services Department  
**Presentation by:** Ashley Potočník, Assistant Planner

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**Subject:** **Consideration of a requested two-year extension of time for Use Permit 07-13.**

**Recommendation:** Approve a two-year extension of time for Use Permit 07-13 pursuant to City Municipal Code Section 8-5.7106, resulting in a new expiration date of August 25, 2023.

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**Applicant/Owner:** Pastor Michael A. Ciociola

**Project Location:** The project site is located at the southeast corner of State Route 20 and El Margarita Road, Assessor's Parcel Number 63-010-090.

**Project Number:** Use Permit (UP 07-13)

**General and Specific Plans:** Office and Office Park

**Zoning:** Office Commercial (C-O) District x19

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**Purpose:**

To approve a two-year extension of Use Permit 07-13 that provides for the construction of a new religious institution.

**Background:**

The applicant has submitted a request for a two-year time extension for Use Permit 07-13. The project, originally approved by the Planning Commission on November 18, 2009, allows for construction of a religious institution consisting of a sanctuary, elementary school, and playground facilities to be developed in three phases on a 23-acre parcel, as noted in Table 1.

**Table 1: Project Phases**

<i>Phase I: (to be commenced within 2 years)</i>	80,000 sf, 2,084-seat sanctuary building with staff offices
<i>Phase II:</i>	16,380 sf elementary school capable of accommodating 300 students, and including indoor gymnasium
<i>Phase III:</i>	Outdoor playground facilities, baseball diamond, and soccer fields
<i>Parking:</i>	Up to 612 parking spaces

As stated above, the project was originally approved by the Planning Commission on November 18, 2009, with an expiration date of November 18, 2011. Since its original approval, the applicant has requested, and the Planning Commission has granted, five two-year extensions to allow for project implementation. This is the sixth extension request. Table 2 highlights the project timeline, including extension requests and expiration dates.

**Table 2: Project Timeline**

	<b>Approved</b>	<b>Expiration Date</b>
Original approval	November 18, 2009	November 18, 2011
Extension 1	January 11, 2011	November 11, 2013
Extension 2	October 9, 2013	November 18, 2015
Extension 3	December 9, 2015	December 9, 2017
Extension 4	December 13, 2017	December 13, 2019
Extension 5	October 23, 2019	October 23, 2021
Extension 6 <sup>1</sup>	August 25, 2021	August 25, 2023

<sup>1</sup> Should the current request be granted, the permit would expire on August 25, 2023.

### **Analysis:**

Section 8-5.7105 of the Yuba City Municipal Code states that approved Use Permits shall expire if construction has not substantially commenced within two years of the date of the approval. With respect to additional time for initiating the approved use, Section 8-5.7106 of the Code states that the body that originally considered the application may grant a two-year extension of time if the applicant has made a written request for an extension and if it is determined that conditions have not changed to the extent that would warrant denial of the extension. No public hearing is required to grant an extension of time.

With this project being approved amidst the Great Recession, and with the affects of the COVID-19 Pandemic over the last year and a half dramatically affecting religions facilities, staff recommends approving the proposes time extension one time.

**Recommended Action:**

Approve a two-year extension of time for Use Permit 07-13 pursuant to City Municipal Code Section 8-5.7106, resulting in a new expiration date of August 25, 2023.

**Attachments:**

1. Ariel Image
2. Extension Request, dated June 23, 2021
3. Site Plan, Building Elevations, and Interior Floor Plans as approved by the Planning Commission on November 18, 2009
4. Conditions of Approval as approved by the Planning Commission on November 18, 2009

## ATTACHMENT 1



STATE ROUTE 20

EL MARGARITA ROAD

HARTER PARKWAY

# Calvary Christian Use Permit Extension

UP 07-13 / APN: 63-010-090

500 ft



## ATTACHMENT 2



## Development Services



July 6, 2021

Michael Ciociola, Pastor  
Calvary Christian Center  
2620 Colusa Highway  
Yuba City, CA 95993

**Re: UP 07-13 Request for an extension of time for a Use Permit for the construction of a church, school and related uses at the southeast corner of State Route 20 and El Margarita Road.**

Dear Pastor Ciociola:

Thank you for submitting a request for a time extension of Use Permit 07-13. This office has received your request and processed the relevant payment. Please see the attached receipt of payment dated June 23, 2021.

Your request is tentatively scheduled to go before the Planning Commission on August 25, 2021. Although the extension does not require a public hearing, I strongly recommend a representative from the Church attend the meeting to answer any questions that the Planning Commission may have regarding the project.

I will keep you updated if there are any changes regarding the next steps. Should you have any questions please contact me at (530) 822-5195 or email [apotocnik@yubacity.net](mailto:apotocnik@yubacity.net).

Sincerely,

A handwritten signature in black ink that reads "Ashley Potočník". The signature is written in a cursive, flowing style.

Ashley Potočník  
Assistant Planner

*Attached: Extension Application and Receipt dated 6/23/2021*



# CITY OF YUBA CITY

Community Development - Planning  
(530) 822-4700

## PROJECT APPLICATION

JUN 23 2021

RECEIVED

PLEASE PRINT OR TYPE:

City of Yuba City  
Development Services

Applicant Name: CALVARY CHRISTIAN CENTER Phone: 530-673-6035

Address: 2620 COLUSA HIGHWAY, YUBA CITY, CA 95993

(If more than one applicant, attach separate sheet with additional applicants' information.)

Property Owner's Name: CALVARY TEMPLE ASSEMBLY OF GOD Phone: 530-673-6035

Address: 2620 COLUSA HIGHWAY, YUBA CITY, CA 95993

Contact Person/Representative: PASTOR MICHAEL CIOCIOLA Phone: 530-673-6035

Address: 2620 COLUSA HIGHWAY, YUBA CITY, CA 95993

Assessor's Parcel No(s): 63-010-141

Property Location/Description: SE CORNER OF EL MARGARITA RD AND COLUSA HIGHWAY (SR-20) YUBA CITY, CA 95993

Project area listed as an Identified Hazardous Waste Site? ☐ yes ☒ no

Proposal Description (use additional sheets if necessary): REQUESTING THE EXTENSION OF USE PERMIT UP #07-13 FOR THE CONSTRUCTION OF A CHURCH, SCHOOL AND RELATED USES AT THE SOUTH EAST CORNER OF STATE ROUTE 20 AND EL MARGARITA RD.

I/We acknowledge that the information provided above is correct. I/We agree to comply with all City and State laws regulating property development.

Applicant Signature: [Signature]

Date: 6/23/21

Co-applicant Signature: [Signature]

\* If the applicant is not the property owner, a letter of authorization from the property owner is required.

For Internal (City) Use Only: <u>UP07-13</u>		Date Received: <u>6/23/21</u>	
UP <u>EXTENSION</u>	VR <u>SM</u>	Receipt No:	
DP <u>Other</u>	from <u>to</u>	Fees: <u>\$ 512.30</u>	
RZ <u>from</u>	to <u>to</u>	GP Designation:	
GP <u>from</u>	to <u>to</u>	Zoning:	
Application: <u>EA#</u> or Exempt <u></u>			
Planning Commission: Approved <input type="checkbox"/> Denied <input type="checkbox"/> Date: <u></u>			
City Council: Approved <input type="checkbox"/> Denied <input type="checkbox"/> Date: <u></u>			
Resolution/Ordinance Number: <u></u>			

## ATTACHMENT 3



DESIGN DOCUMENTS FOR

# Calvary Christian Center

Pastor Michael Ciociola  
SPIRIT WAY  
YUBA CITY, CALIFORNIA



R. MESSNER CONSTRUCTION



*Calvary  
Christian Center*

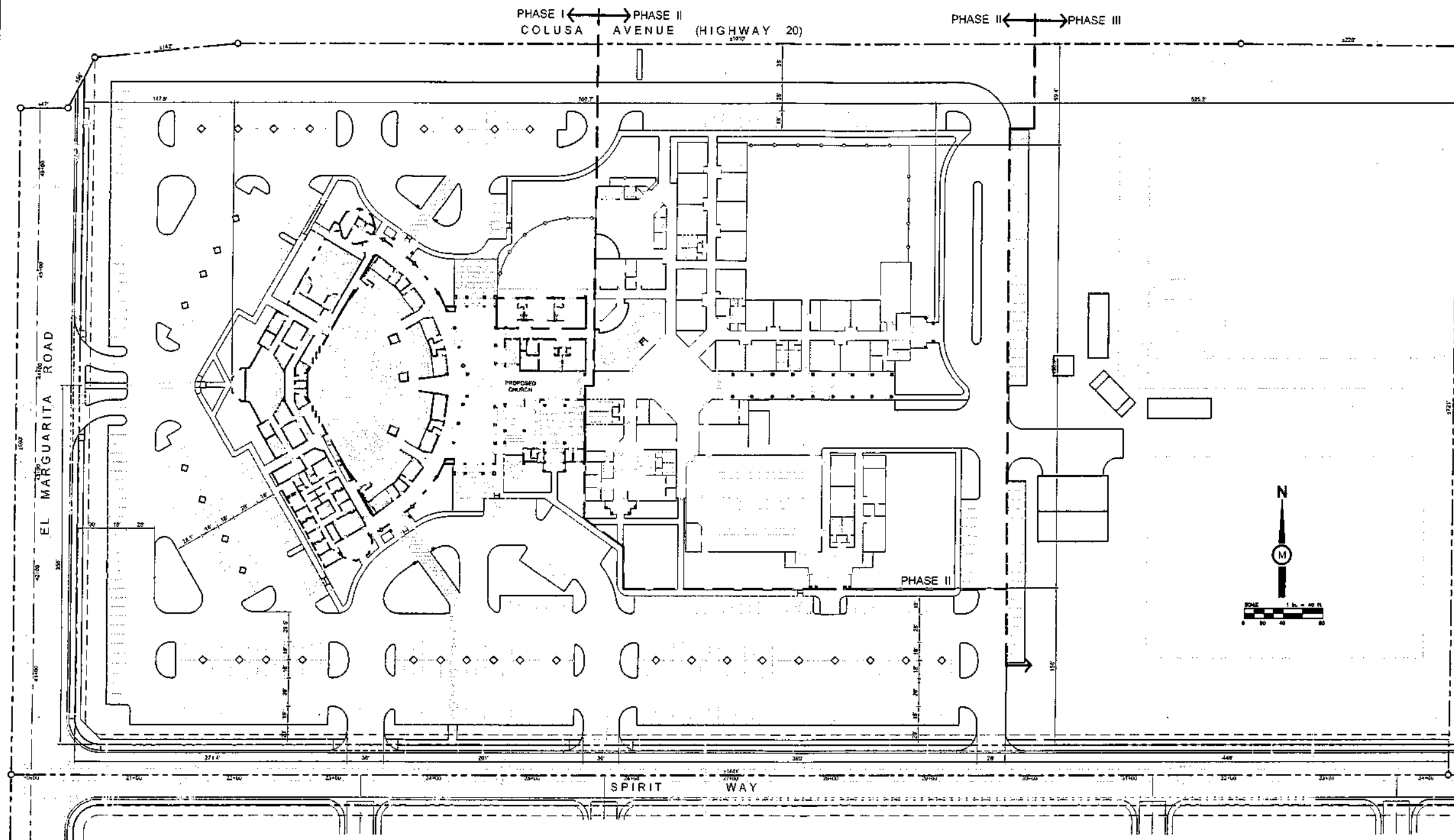
Spirit Way  
Yuba City, CA 95993  
Pastor Michael Ciociola

A.P.N.  
63-010-090

DD1

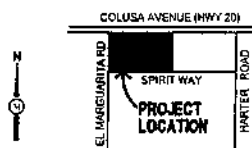
April 17, 2008  
Job #07-620





# CONCEPTUAL SITE PLAN

SCALE: 1" = 40'



## VICINITY MAP N.T.S.

### PROPERTY OWNER/ APPLICANT

CALVARY CHRISTIAN CENTER  
SPIRIT WAY  
YUBA CITY, CA 95993  
CONTACT: PASTOR MICHAEL CIOCIOLA  
PHONE: (530) 673-6035

### PROJECT COORDINATOR

MILESTONE ASSOCIATES, INC.  
950 THARP ROAD, SUITE 301  
YUBA CITY, CA 95993  
CONTACT: JULIO TINAJERO  
PHONE: (530) 755-4700

### UTILITIES

WATER:	CITY OF YUBA CITY
SANITARY SEWER:	CITY OF YUBA CITY
STORM DRAINAGE:	CITY OF YUBA CITY
FIRE:	CITY OF YUBA CITY
POLICE:	CITY OF YUBA CITY
GAS:	PACIFIC GAS & ELECTRIC
ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	SBC
PARKS & RECREATION:	CITY OF YUBA CITY
SCHOOL:	YUBA CITY UNIFIED SCHOOL DISTRICT

### PARKING DATA

<b>REQUIRED:</b>	
SANCTUARY BUILDING (80,018 SF): 2084 SEATS / 4 SEATS =	521 SPACES
ELEMENTARY SCHOOL (16,380 SF): 20 STAFF / 1 STAFF = 200 STUDENTS / 10 STUDENTS =	20 SPACES 20 SPACES
BALL FIELDS: 48 SPACES	48 SPACES
TOTAL PARKING REQUIRED:	609 SPACES
<b>PROVIDED:</b>	
STANDARD (9' x 18'):	600 SPACES
ACCESSIBLE (9' x 18'):	12 SPACES
TOTAL PARKING PROVIDED:	612 SPACES

### SIGN DATA

ALLOWABLE AREA:	1.5 SF / LINEAL FOOT OF BLDG FRONTAGE (1,100 SF)
PROPOSED AREA:	1,650 SF

### LOT DATA

A.P.N.:	63-010-090
ZONED:	C-O x 19 OFFICE COMMERCIAL DISTRICT
EXISTING USE:	VACANT - UNDEVELOPED
PROPOSED USE:	CHURCH / SCHOOL
LOT AREA:	±1,020,276 SF (±23.4 AC)

## Calvary Christian Center

Spirit Way  
Yuba City, CA 95993  
Pastor Michael Ciociola

A.P.N.  
63-010-090

DD2

April 17, 2008  
Job #07-620



**Milestone  
Associates**  
INCORPORATED

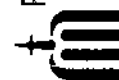
Designers • Engineers  
Surveyors

950 THARP ROAD, SUITE 301  
YUBA CITY, CALIFORNIA 95993

TEL: 530-755-4700  
FAX: 530-755-4567

R. MESSNER CONSTRUCTION

DON KIMBLE - ARCHITECT  
3122 NORTH CYPRESS, SUITE 500  
WICHITA, KANSAS 67226  
PH (316) 634-1332 FAX (316) 634-1418



# PHASE I

## PARKING DATA

### REQUIRED:

SANCTUARY (80,018 SF):  
2084 SEATS / 4 SEATS = 521 SPACES  
(1 SPACE PER 4 SEATS)  
TOTAL PARKING REQUIRED: 521 SPACES

### PROVIDED:

STANDARD (9' x 18'):  
ACCESSIBLE (9' x 18'):  
TOTAL PARKING PROVIDED: 518 SPACES  
10 SPACES  
528 SPACES



**Milestone  
Associates**  
INCORPORATED

Designers / Engineers  
Surveyors

550 THARP ROAD, SUITE 301  
YUBA CITY, CALIFORNIA 95993

TEL: 530-755-4700  
FAX: 530-755-4387

**R. MESSNER CONSTRUCTION**  
DON KIMBLE - ARCHITECT  
3922 NORTH CYPRESS, SUITE 500  
WICHITA, KANSAS 67226  
PH (316) 634-1332 FAX (316) 634-1418



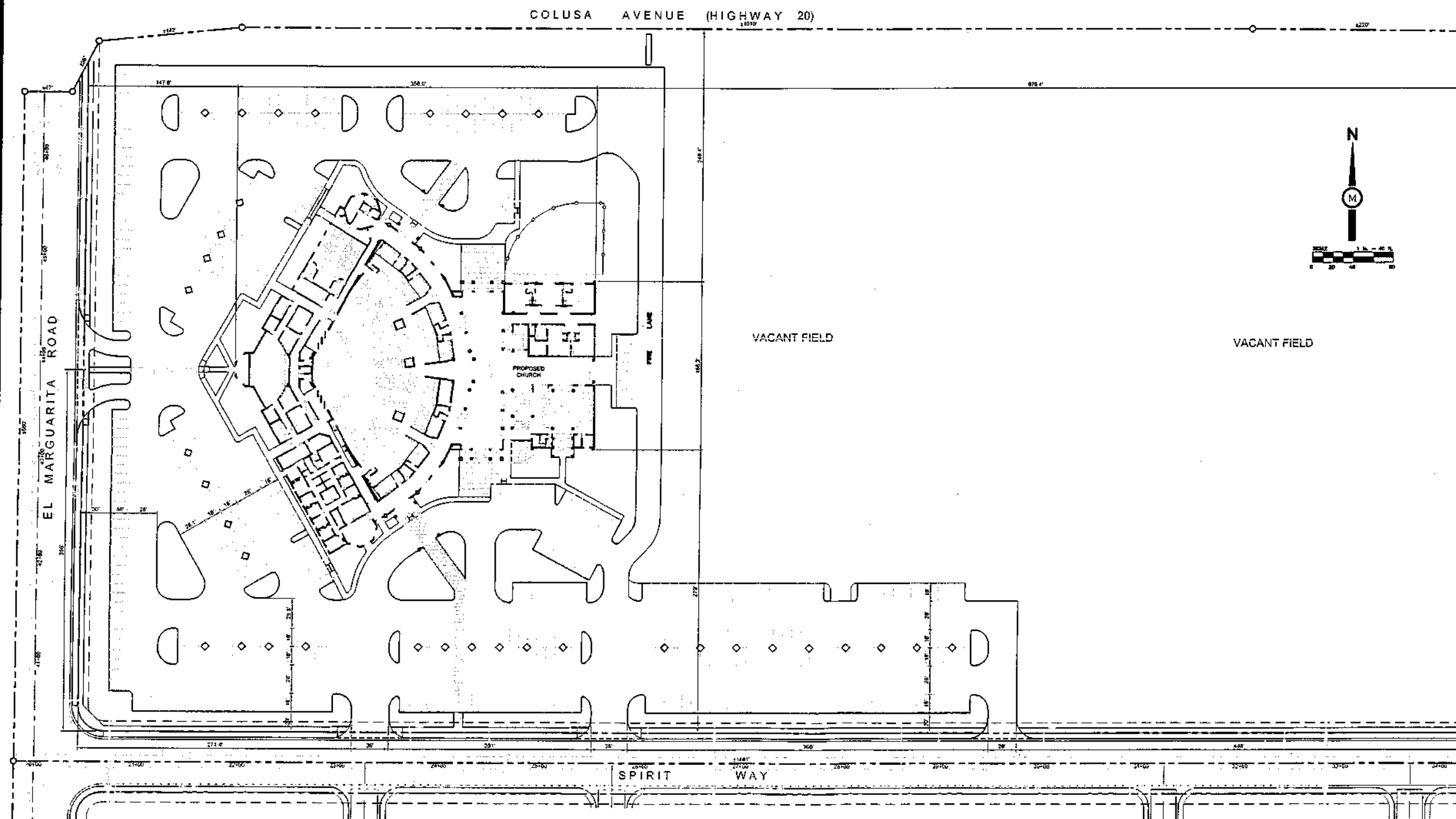
**Calvary  
Christian Center**

Spirit Way  
Yuba City, CA 95993  
Pastor Michael Ciociola

A.P.N.  
63-010-090

**DD2.1**

April 17, 2008  
Job #07-620



**CONCEPTUAL SITE PLAN**

SCALE: 1" = 40'

# PHASE II

## PARKING DATA

### REQUIRED:

SANCTUARY BUILDING (80,018 SF):  
2084 SEATS / 4 SEATS = 521 SPACES

ELEMENTARY SCHOOL (15,380 SF):  
20 STAFF / 1 STAFF = 20 SPACES  
200 STUDENTS / 10 STUDENTS = 20 SPACES

TOTAL PARKING REQUIRED: 561 SPACES

### PROVIDED:

STANDARD (9' x 18'): 552 SPACES

ACCESSIBLE (9' x 18'): 12 SPACES

TOTAL PARKING PROVIDED: 564 SPACES



**Milestone  
Associates**  
INCORPORATED

Designers • Engineers  
Surveyors

150 WAPP ROAD, SUITE 301  
YUBA CITY, CALIFORNIA 95993

TEL: 530-785-4700  
FAX: 530-785-4357

**R. MESSNER CONSTRUCTION**  
DON KIMBLE - ARCHITECT  
3122 NORTH CYPRESS, SUITE 500  
WICHITA, KANSAS 67220  
PH (316) 634-1332 FAX (316) 634-1416



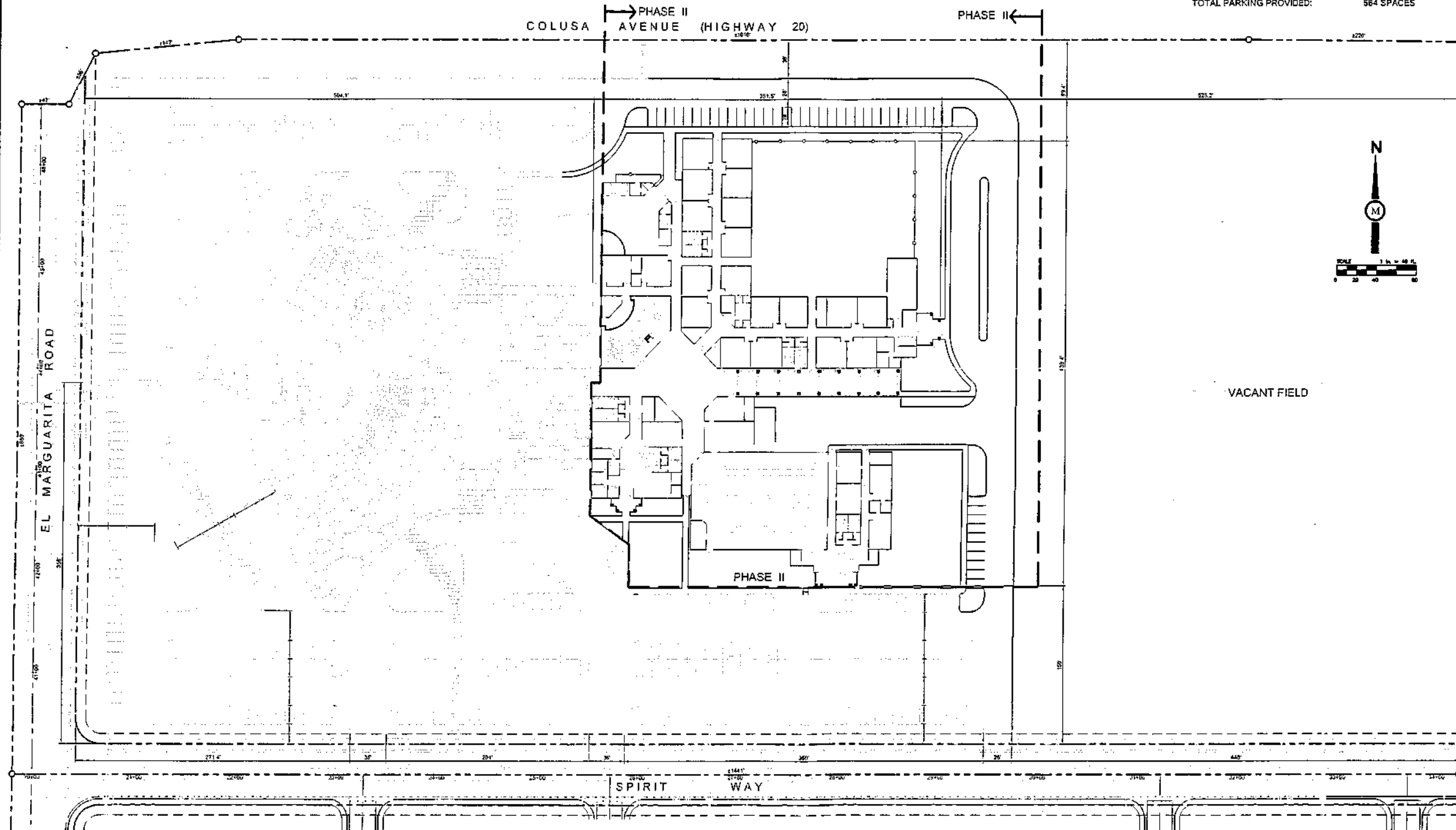
**Calvary  
Christian Center**

Spirit Way  
Yuba City, CA 95993  
Pastor Michael Ciociola

A.P.N.  
63-010-090

**DD2.2**

April 17, 2008  
Job #07-620



**CONCEPTUAL SITE PLAN**

SCALE 1" = 40'

# PHASE III

## PARKING DATA

<b>REQUIRED:</b>		<b>PROVIDED:</b>	
SANCTUARY BUILDING (80,018 SF):		STANDARD (9' x 18'):	600 SPACES
2084 SEATS / 4 SEATS =	521 SPACES	ACCESSIBLE (9' x 18'):	12 SPACES
		TOTAL PARKING PROVIDED:	
		612 SPACES	
<b>ELEMENTARY SCHOOL (16,380 SF):</b>			
20 STAFF / 1 STAFF =	20 SPACES		
200 STUDENTS / 10 STUDENTS =	20 SPACES		
<b>BALL FIELDS:</b>			
48 SPACES	48 SPACES		
<b>TOTAL PARKING REQUIRED:</b>		<b>609 SPACES</b>	



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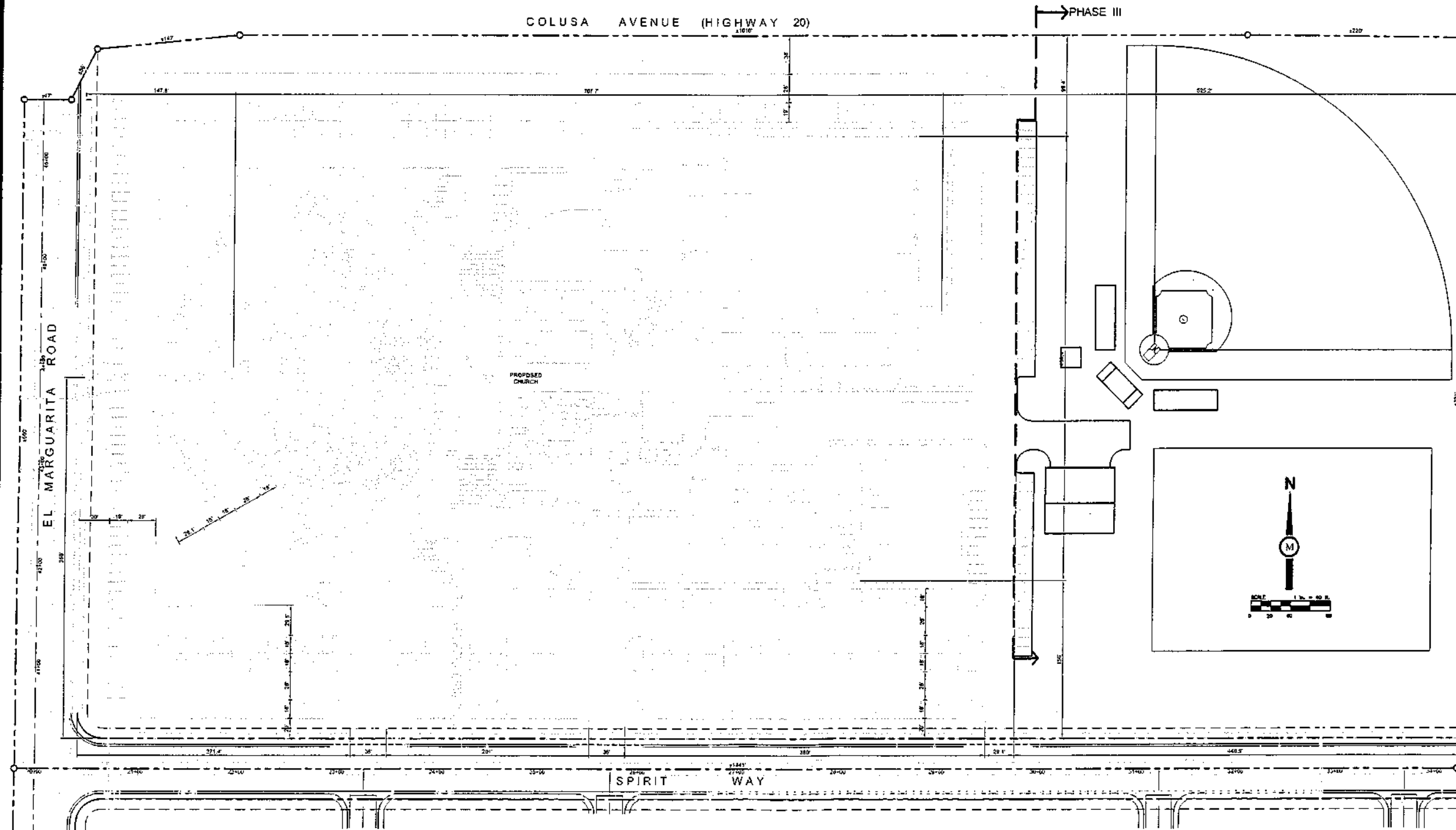
**Calvary Christian Center**

Spirit Way  
Yuba City, CA 95993  
Pastor Michael Ciociola

A.P.N.  
63-010-090

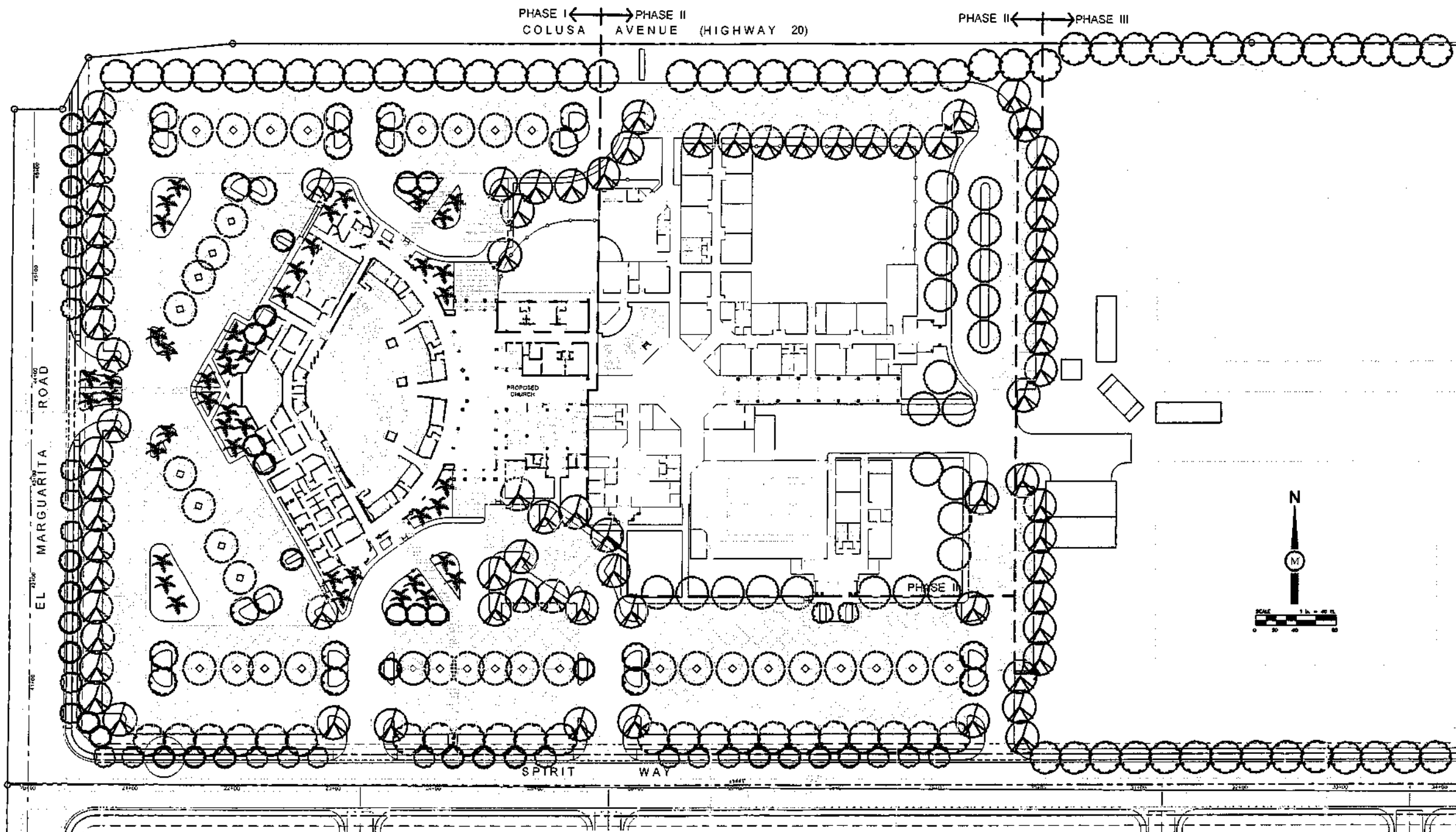
**DD2.3**

April 17, 2008  
Job #07-620



**CONCEPTUAL SITE PLAN**

SCALE: 1" = 40'



# PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 40'

## PLANTING LEGEND

SYMBOL	TYPE	SIZE	QUANTITY	SPACING	WATER	SYMBOL	TYPE	SIZE	QUANTITY	SPACING	WATER	SYMBOL	TYPE	SIZE	QUANTITY	SPACING	WATER
	<b>ZELKOVAS</b>						<b>CERCIS CANADENSIS</b>						<b>CERCIS CANADENSIS</b>				
	CELRIS OCCIDENTALIS COMMON HACKBERRY	15 GAL	50	35' OC	LOW		CELRIS OCCIDENTALIS COMMON HACKBERRY	15 GAL	50	35' OC	LOW		CELRIS OCCIDENTALIS COMMON HACKBERRY	15 GAL	50	35' OC	LOW
	CERCIS BAYARDENSIS EASTERN REDBUD	15 GAL	35	SHOWN	LOW		CERCIS BAYARDENSIS EASTERN REDBUD	15 GAL	35	SHOWN	LOW		CERCIS BAYARDENSIS EASTERN REDBUD	15 GAL	35	SHOWN	LOW
	LAGERSTROMIA INDICA ORANGE MYRTLE	15 GAL	23	SHOWN	LOW		LAGERSTROMIA INDICA ORANGE MYRTLE	15 GAL	23	SHOWN	LOW		LAGERSTROMIA INDICA ORANGE MYRTLE	15 GAL	23	SHOWN	LOW
	PLATANUS ACERIFOLIA LONDON PLANE TREE	15 GAL	79	30'-35' OC	LOW		PLATANUS ACERIFOLIA LONDON PLANE TREE	15 GAL	79	30'-35' OC	LOW		PLATANUS ACERIFOLIA LONDON PLANE TREE	15 GAL	79	30'-35' OC	LOW
	QUERCUS COCCINEA SCARLET OAK	15 GAL	60	30'-35' OC	MEDIUM		QUERCUS COCCINEA SCARLET OAK	15 GAL	60	30'-35' OC	MEDIUM		QUERCUS COCCINEA SCARLET OAK	15 GAL	60	30'-35' OC	MEDIUM
	QUERCUS ILEX HOLLY OAK	15 GAL	20	30' OC	LOW		QUERCUS ILEX HOLLY OAK	15 GAL	20	30' OC	LOW		QUERCUS ILEX HOLLY OAK	15 GAL	20	30' OC	LOW
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	24" BOX	46	20' OC	MEDIUM		WASHINGTONIA ROBUSTA MEXICAN FAN PALM	24" BOX	46	20' OC	MEDIUM		WASHINGTONIA ROBUSTA MEXICAN FAN PALM	24" BOX	46	20' OC	MEDIUM
	<b>CORDYLINE ALLAMANDA</b>						<b>CORDYLINE ALLAMANDA</b>						<b>CORDYLINE ALLAMANDA</b>				
	CARDENIUM CALIFORNICA BUSH ANEMONE	1 GAL	-	5' OC	LOW		CARDENIUM CALIFORNICA BUSH ANEMONE	1 GAL	-	5' OC	LOW		CARDENIUM CALIFORNICA BUSH ANEMONE	1 GAL	-	5' OC	LOW
	CORUS SALICIFOLIA SAGELEAF ROSEHEDGE	1 GAL	-	6' OC	LOW		CORUS SALICIFOLIA SAGELEAF ROSEHEDGE	1 GAL	-	6' OC	LOW		CORUS SALICIFOLIA SAGELEAF ROSEHEDGE	1 GAL	-	6' OC	LOW
	DODONAEA VISCOSA 'PURPUREA' PURPLE HOPSEED BUSH	5 GAL	-	12' OC	LOW		DODONAEA VISCOSA 'PURPUREA' PURPLE HOPSEED BUSH	5 GAL	-	12' OC	LOW		DODONAEA VISCOSA 'PURPUREA' PURPLE HOPSEED BUSH	5 GAL	-	12' OC	LOW
	ERIPHEA UVAURA RED HOT TONER	1 GAL	-	4' OC	LOW		ERIPHEA UVAURA RED HOT TONER	1 GAL	-	4' OC	LOW		ERIPHEA UVAURA RED HOT TONER	1 GAL	-	4' OC	LOW
	LAVANDULA AUGUSTIFOLIA 'TWINKLE PURPLE' ENGLISH LAVENDER	1 GAL	-	3' OC	LOW		LAVANDULA AUGUSTIFOLIA 'TWINKLE PURPLE' ENGLISH LAVENDER	1 GAL	-	3' OC	LOW		LAVANDULA AUGUSTIFOLIA 'TWINKLE PURPLE' ENGLISH LAVENDER	1 GAL	-	3' OC	LOW
	MYRTUS COMMUNIS TRUE MYRTLE	1 GAL	-	5' OC	LOW		MYRTUS COMMUNIS TRUE MYRTLE	1 GAL	-	5' OC	LOW		MYRTUS COMMUNIS TRUE MYRTLE	1 GAL	-	5' OC	LOW
	PENSETUM SETACEUM 'CUPREUM' FOUNTAIN GRASS	1 GAL	-	4' OC	LOW		PENSETUM SETACEUM 'CUPREUM' FOUNTAIN GRASS	1 GAL	-	4' OC	LOW		PENSETUM SETACEUM 'CUPREUM' FOUNTAIN GRASS	1 GAL	-	4' OC	LOW
	PHORMIUM TENAX NEW ZEALAND FLAX	5 GAL	-	7' OC	LOW		PHORMIUM TENAX NEW ZEALAND FLAX	5 GAL	-	7' OC	LOW		PHORMIUM TENAX NEW ZEALAND FLAX	5 GAL	-	7' OC	LOW
	PITIOSPORUM TOMBA 'WHEELER'S DWARF' DWARF MUCK ORANGE	1 GAL	-	5' OC	MEDIUM		PITIOSPORUM TOMBA 'WHEELER'S DWARF' DWARF MUCK ORANGE	1 GAL	-	5' OC	MEDIUM		PITIOSPORUM TOMBA 'WHEELER'S DWARF' DWARF MUCK ORANGE	1 GAL	-	5' OC	MEDIUM
	STRELITZIA REGINAE BIRD OF PARADISE	5 GAL	-	6' OC	MEDIUM		STRELITZIA REGINAE BIRD OF PARADISE	5 GAL	-	6' OC	MEDIUM		STRELITZIA REGINAE BIRD OF PARADISE	5 GAL	-	6' OC	MEDIUM
	<b>STENANDRIUM ROTUNDFOLIUM</b>						<b>STENANDRIUM ROTUNDFOLIUM</b>						<b>STENANDRIUM ROTUNDFOLIUM</b>				
	HYPERICUM CALYCEUM GREENTOP ST. JOHNSWORT	1 GAL	-	3' OC	MEDIUM		HYPERICUM CALYCEUM GREENTOP ST. JOHNSWORT	1 GAL	-	3' OC	MEDIUM		HYPERICUM CALYCEUM GREENTOP ST. JOHNSWORT	1 GAL	-	3' OC	MEDIUM
	LAWN	SEED	-	-	HIGH		LAWN	SEED	-	-	HIGH		LAWN	SEED	-	-	HIGH
	MACADYDIA UNGUIS-CATI CAT'S CLAW	1 GAL	-	6' OC	LOW		MACADYDIA UNGUIS-CATI CAT'S CLAW	1 GAL	-	6' OC	LOW		MACADYDIA UNGUIS-CATI CAT'S CLAW	1 GAL	-	6' OC	LOW
	OMONOTERA SPECIOSA 'ROSEA' MEXICAN EVENING PRIMROSE	FLATS	-	3' OC	LOW		OMONOTERA SPECIOSA 'ROSEA' MEXICAN EVENING PRIMROSE	FLATS	-	3' OC	LOW		OMONOTERA SPECIOSA 'ROSEA' MEXICAN EVENING PRIMROSE	FLATS	-	3' OC	LOW
	ROSMARINUS OFFICINALIS 'PROSTARIUS' DWARF ROSEMARY	1 GAL	-	6' OC	LOW		ROSMARINUS OFFICINALIS 'PROSTARIUS' DWARF ROSEMARY	1 GAL	-	6' OC	LOW		ROSMARINUS OFFICINALIS 'PROSTARIUS' DWARF ROSEMARY	1 GAL	-	6' OC	LOW
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	1 GAL	-	6' OC	MEDIUM		TRACHELOSPERMUM JASMINOIDES STAR JASMINE	1 GAL	-	6' OC	MEDIUM		TRACHELOSPERMUM JASMINOIDES STAR JASMINE	1 GAL	-	6' OC	MEDIUM
	VERBENA PERUVIANA PURPLE VERBENA	FLATS	-	3' OC	LOW		VERBENA PERUVIANA PURPLE VERBENA	FLATS	-	3' OC	LOW		VERBENA PERUVIANA PURPLE VERBENA	FLATS	-	3' OC	LOW
	YUCCA MAJOR PERIWINKLE	FLATS	-	3' OC	MEDIUM		YUCCA MAJOR PERIWINKLE	FLATS	-	3' OC	MEDIUM		YUCCA MAJOR PERIWINKLE	FLATS	-	3' OC	MEDIUM

## SHADE ANALYSIS

TREE	100%	75%	50%	25%
35' TREES	(852) x 37 = 35549	(722) x 6 = 4332	(451) x 108 = 51948	(240) x 2 = 480
30' TREES	(706)	(531) x 5 = 2655	(354) x 15 = 5310	(177)
20' TREES	(314) x 2 = 628	(238)	(157) x 10 = 1570	(79)
TOTALS	36177 SF	6987 SF	58828 SF	400 SF
AREA OF PAVING	204008 SF			
SHADING REQUIRED (50%)	102004 SF			
SHADING PROVIDED (50.225%)	102472 SF			102004 SF (50%)
AREA USED FOR SHADE CALCULATIONS				

NOTE:  
PLANTINGS SHOWN FOR TREES AND SHADING REQUIREMENTS ONLY. PLANTING LEGEND IS LISTING OF PROPOSED PLANTINGS ONLY.

Consulting Engineer - Project Coordination - CAD Services

Nece Landscape Architecture

Robert Nece  
LA No. 4289

5050 University Way  
Berkeley, CA 94704  
(415) 841-0000  
FAX: (415) 841-0001

Calvary  
Christian Center

Spirit Way  
Yuba City, CA 95993  
Pastor Michael Ciociola

A.P.N.  
63-010-090

DD3

April 17, 2008  
Job #07-620



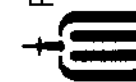
Milestone  
Associates  
INCORPORATED

Designers • Engineers  
Surveyors

950 THOMP ROAD, SUITE 301  
YUBA CITY, CALIFORNIA 95993

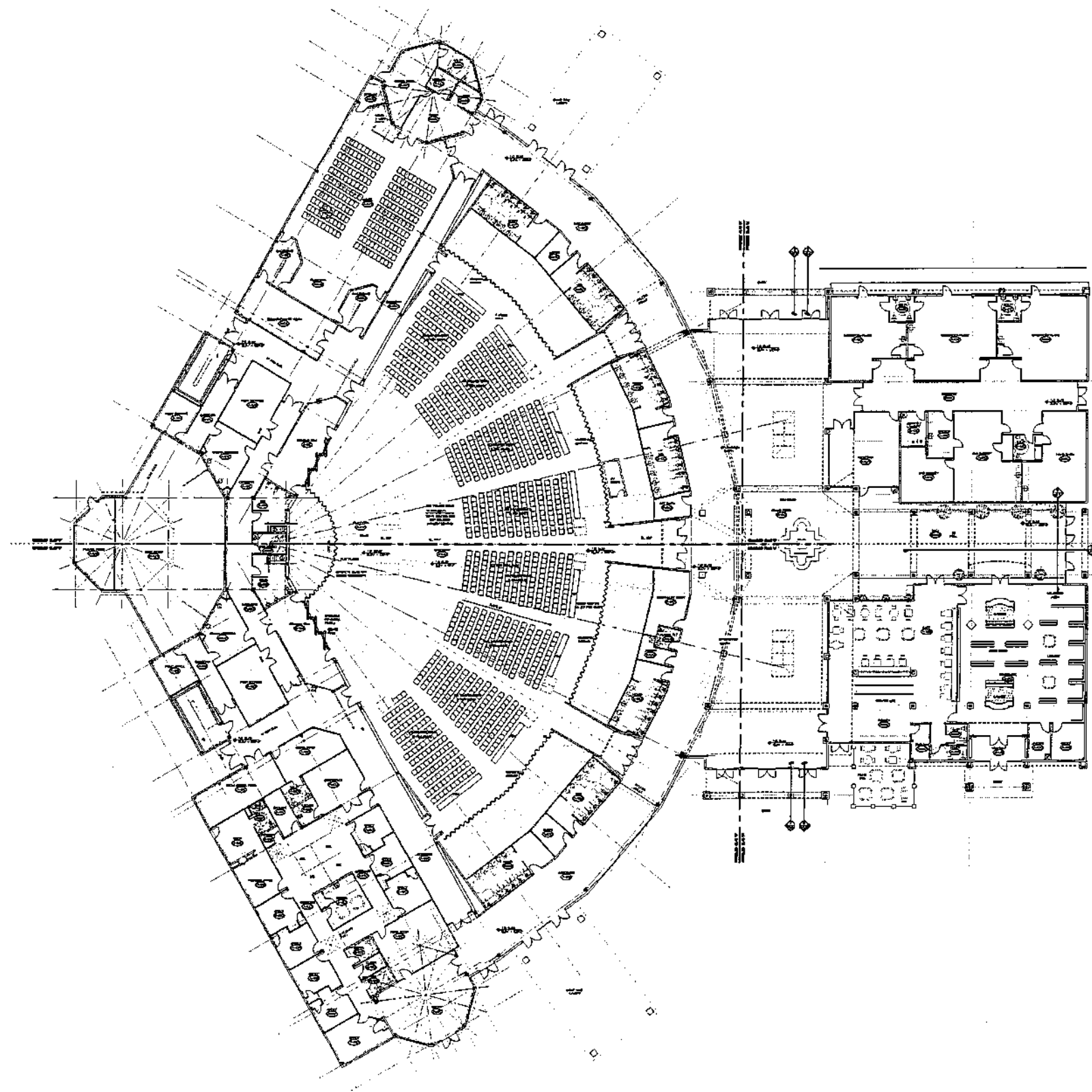
TEL: 530-755-4700  
FAX: 530-755-4587

R. MESSNER CONSTRUCTION



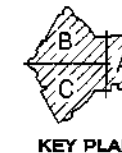
DON KIMBLE - ARCHITECT  
3122 NORTH CYPRESS, SUITE 500  
WICHITA, KANSAS 67226  
PH (316) 634-1332 FAX (316) 634-1418





**PHASE I**  
**A OVERALL FLOOR PLAN**

PROPOSED BUILDING	
FIRST FLOOR	70,704
SECOND FLOOR	5,341
GALLERY MEZZANINE	3,973
TOTAL	80,018
SEATING SCHEDULE	
SANCTUARY	1078
TIERED SEATING	1044
CHOIR/ORCH.	100
ADA	14
TOTAL	2,084



PRIMARY DOORS TO  
BE KEYLESS ENTRY

SANCTUARY DOORS  
TO BE LOCKABLE



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**R. MESSNER CONSTRUCTION**



**Calvary  
Christian Center**

Spirit Way  
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Pastor Michael Ciociola

A.P.N.  
63-010-090

**DD4**

April 17, 2008  
Job #07-620



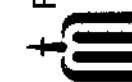
Designers • Engineers  
Surveyors

850 THARP ROAD, SUITE 301  
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FAX: 530-755-4567

R. MESSNER CONSTRUCTION

**DOCKINS - ARCHITECT**  
3122 NORTH CYPRESS, SUITE 500  
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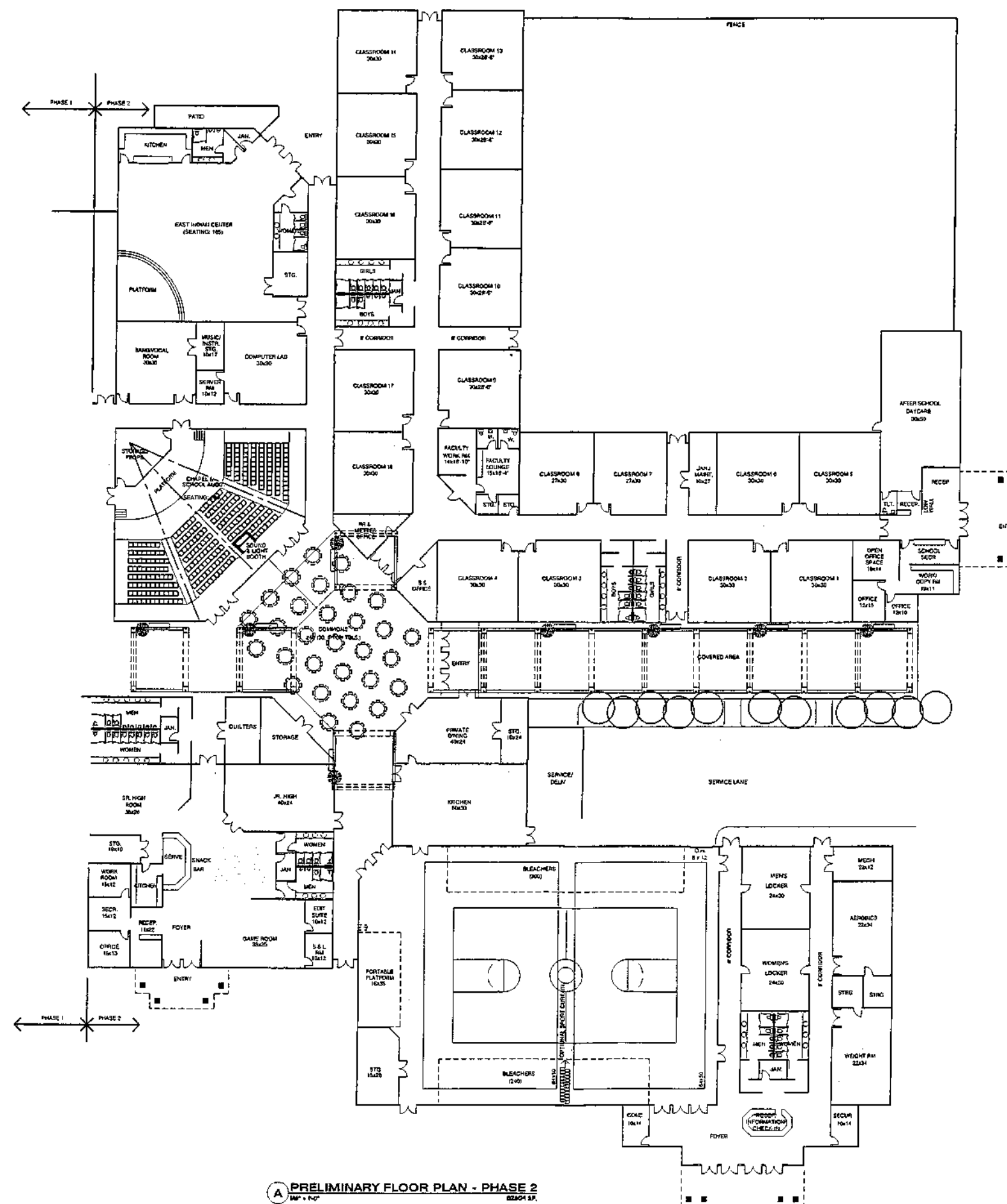
Calvary  
Christian Center

Spirit Way  
Yuba City, CA 95993  
Pastor Michael Ciociola

A.P.N.  
63-010-090

DD4.1

April 17, 2008  
Job #07-620





**Milestone  
Associates  
INCORPORATED**

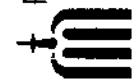
Designers • Engineers  
Surveyors

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**R. MESSNER CONSTRUCTION**

CONSTRUCTION ARCHITECT  
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WICHITA, KANSAS 67226  
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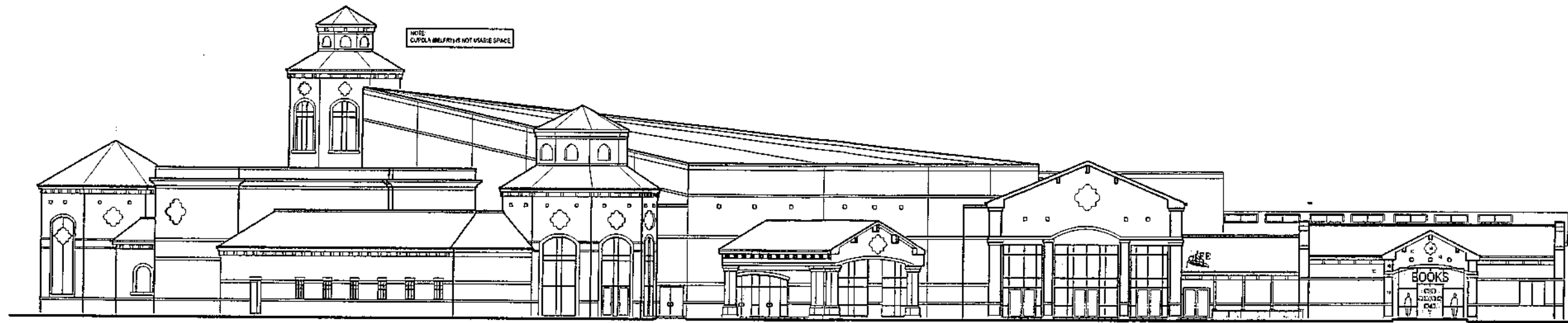
**Calvary  
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Spirit Way  
Yuba City, CA 95993  
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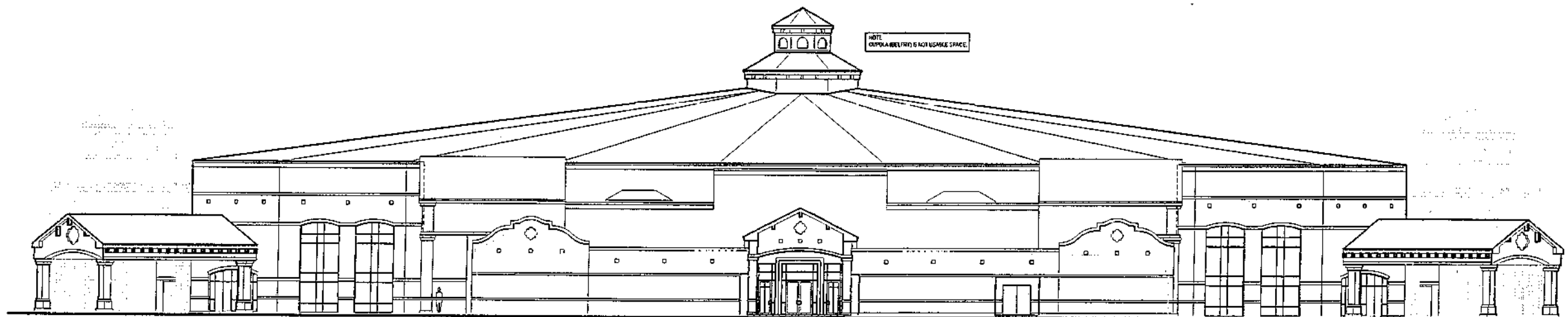
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63-010-090

**DD5**

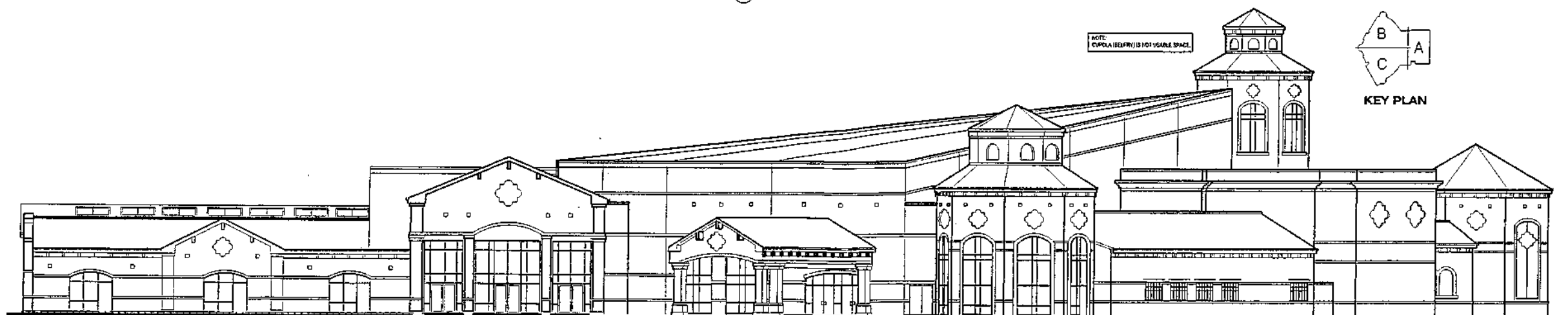
April 17, 2008  
Job #07-620



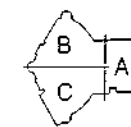
**A SOUTH ELEVATION**  
W - E



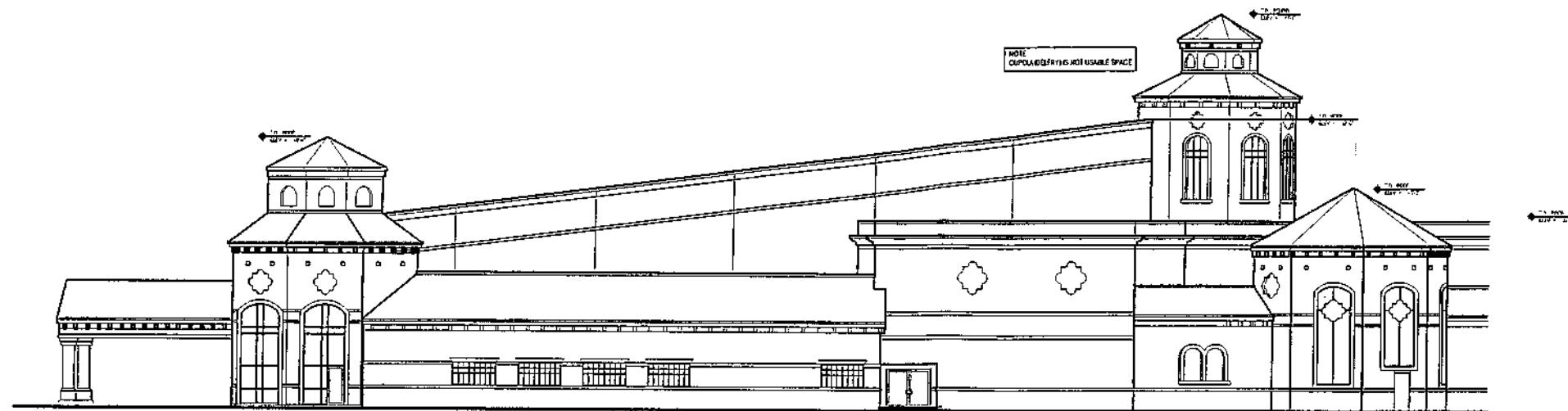
**B EAST ELEVATION**  
W - E



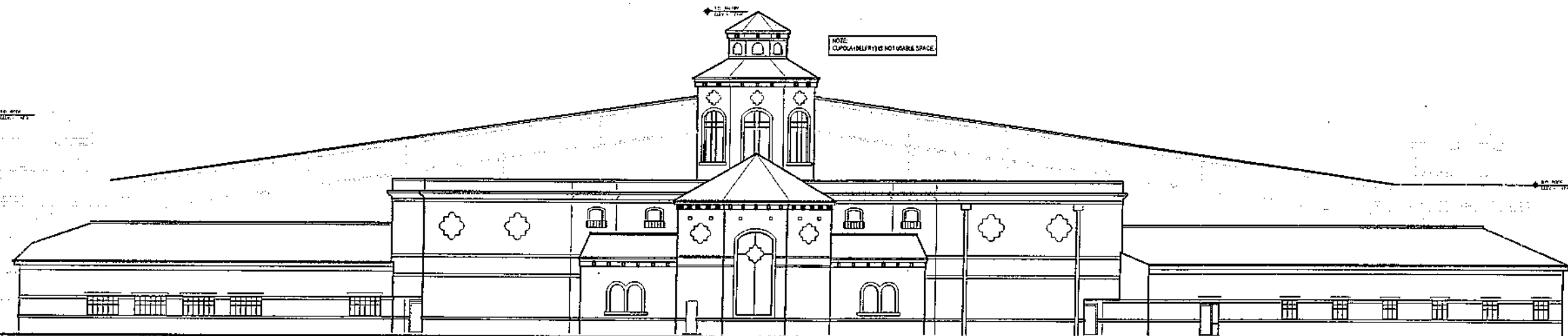
**C NORTH ELEVATION**  
W - E



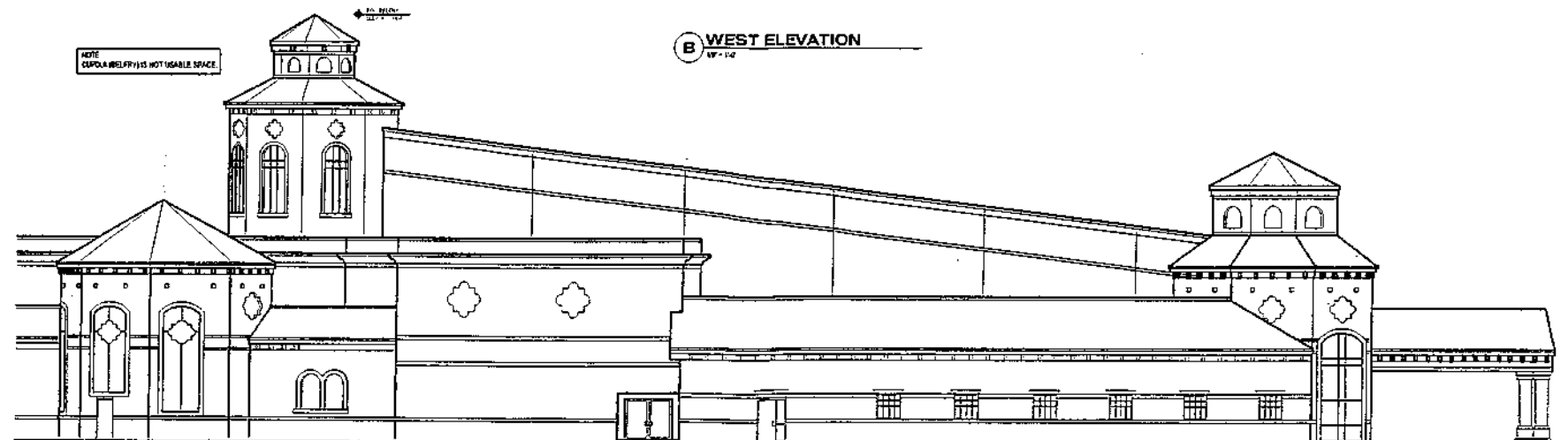
**KEY PLAN**



**A** SOUTHWEST ELEVATION  
10' x 12'



**B** WEST ELEVATION  
10' x 12'



**C** NORTHWEST ELEVATION  
10' x 12'



KEY PLAN

*Calvary  
Christian Center*  
Spirit Way  
Yuba City, CA 95993  
Pastor Michael Ciociola

A.P.N.  
63-010-090

**DD5.1**  
April 17, 2008  
Job #07-620

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**M**  
Milestone  
Associates  
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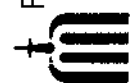
Designers • Engineers  
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FAX: 530-755-4567

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*Calvary  
Christian Center*

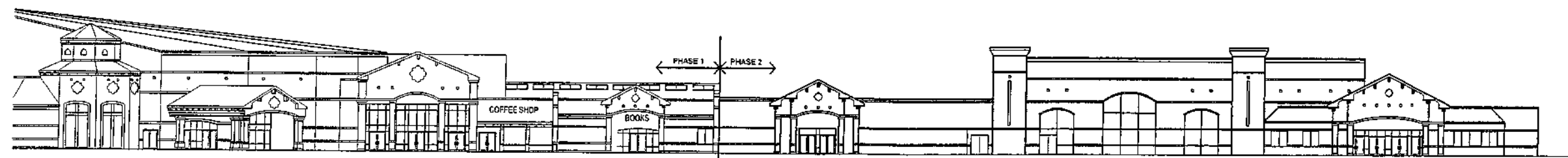
Spirit Way  
Yuba City, CA 95993

Pastor Michael Ciociola

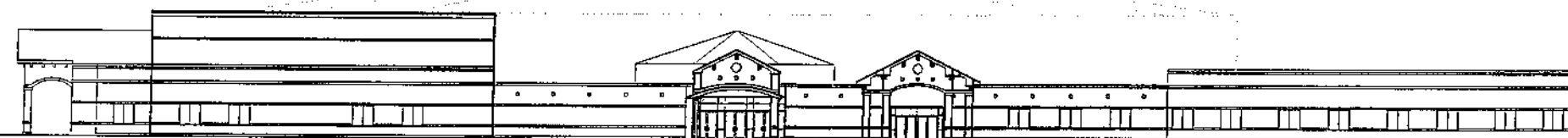
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63-010-090

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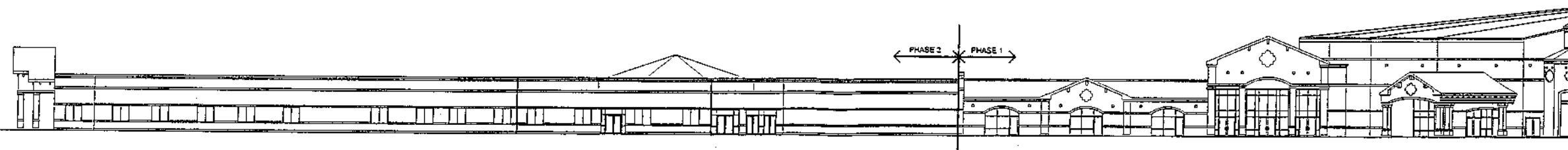
April 17, 2008  
Job #07-620



**A SOUTH ELEVATION - PHASE II**  
1/8" = 1'-0"



**B EAST ELEVATION - PHASE II**  
1/8" = 1'-0"



**C NORTH ELEVATION - PHASE II**  
1/8" = 1'-0"

## ATTACHMENT 4



City of Yuba City  
Planning Division Staff Report  
Planning Commission Meeting

November 18, 2009

Presentation By: Katie Ertmer, Senior Planner

**PUBLIC HEARING: USE PERMIT UP 07-13 FOR CONSTRUCTION OF A CHURCH, SCHOOL, AND RELATED USES AT THE SOUTHEAST CORNER OF STATE ROUTE 20 AND EL MARGARITA ROAD; ASSESSOR'S PARCEL NUMBER: 63-010-090; APPLICANT: CLIFF SMART; PROPERTY OWNER: CALVARY CHRISTIAN CENTER**

**Project Description:**

The applicant is requesting a Use Permit for the proposed construction of a church campus on 23 acres located at the southeast corner of State Route 20 and El Margarita Road. The proposed project will be constructed in phases and consists of the following buildings and improvements:

- 80,000 square foot, 2084-seat sanctuary building with staff offices (Phase 1)
- 16,380 square foot elementary school capable of accommodating over 300 students (Phase 2)
- Playground facilities, baseball diamond, and soccer fields (Phase 3)
- 612 parking spaces (constructed as needed, to accommodate the other developments)

The existing Calvary Christian Center is located across El Margarita Road from the project site. The proposed project would replace and augment the operations at the applicant's current location.

**Property Description:**

The project site consists of a single vacant parcel, which has frontage on SR 20, El Margarita Road, and Spirit Way. Ingress and egress to the project site will be via one driveway on El Margarita Road and three driveways on Spirit Way. (See Attachment 1, "Aerial Photo")

**General Plan Designation:**

Office & Office Park

**Zoning Classification:**

C-O, X-19, Commercial Office, Special Standards Combining, District

**Surrounding Land Use:**

State Route 20 and single-family residences are located to the north, the site for the approved "John L. Sullivan" car dealership and Harter Parkway are located to the east, Spirit Way and

River Valley High School are located to the south, and El Margarita Road, the current site of Calvary Christian Center, and single-family homes are located to the west.

**Previous Commission Actions and/or Policies:**

**RZ 98-05:** A request for pre-annexation zoning on the subject property to the Light Industrial, Special Standards Combining (M-1-X12) District was recommended for approval by the Planning Commission on December 17, 1998, and approved by the City Council on January 5, 1999. The X-District called for the extension of Lassen Boulevard and Harter Road as well as the preservation of the Onstott House.

**GP 01-03 – Del Monte Square:** A request to change the General Plan designation on the subject property from the Light Industrial (LI) designation to the Institutional and Professional (IP), Community Commercial (CC), and Public-Quasi Public (PQP) designations.

**RZ 01-04 – Del Monte Square:** A request for pre-annexation zoning on the subject property from Light Industrial, Special Standards Combining (M-1-X12) District to the Public Facilities (PF) District, Commercial Office, Special Standards Combining (C-O-X19) District, Community Commercial, Special Standards Combining (C-2-X19) District, and the One Family Residence, Special Standards Combining (R-1-X19) District was recommended for approval by the Planning Commission on May 14, 2003, and approved by the City Council on June 17, 2003. The X-19 District required improvements to a number of streets and intersections, including Walton and Lassen, Tharp and Lassen, and El Margarita.

**Annexation #302:** The subject property was part of an overall annexation of approximately 283 acres of land south of State Route 20. Annexation of the subject property into the City of Yuba City became effective on August 28, 2004.

**SM 04-08 – River Valley Commercial and Estates:** The subject property was part of the subdivision of 35.5 acres, a portion of which was to be used for offices, a portion of which was to be used for commercial, and a portion of which was to be used as 19 single-family lots. The project was approved by the Planning Commission on September 3, 2004. The 19-lot single-family subdivision has been constructed and is currently occupied.

**Environmental:**

A Mitigated Negative Declaration (Exhibit A) was prepared for the project and is attached for Commission review and consideration. Mitigation measures to offset possible adverse impacts from the construction and operational phases are contained in the conditions of approval. Specific traffic mitigation measures are discussed in greater detail below. Staff requests that the Planning Commission adopt the attached Mitigated Negative Declaration, as shown in Exhibit A.

**Staff Comments:**

Section 8-5.1102 of the Yuba City Zoning Regulations requires a Use Permit approved by the Planning Commission prior to construction of a place of worship in the C-O District. Section 8-



5.7003 requires the Planning Commission to make five findings in order to approve a Use Permit. Provided below is staff's evaluation of the findings, which are in bold, italicized font.

***1. The proposal is consistent with the General Plan.***

Staff analysis: The property is zoned C-O, Commercial Office District, which is consistent with the existing General Plan designation of Office & Office Park. As previously noted, the C-O District requires a Use Permit to allow a place of worship.

***2. The site for the proposed use is adequate in size and shape to accommodate said use, public access, parking and loading, yards, landscaping, and other features required by this chapter.***

Staff analysis: The 23-acre project site is large enough to accommodate the proposed development and all associated parking, lighting, and landscaping required by the Zoning Regulations. Below is a table that contains a list of the code requirements and what is provided by the project.

	<b>Required</b>	<b>Provided</b>
<b>Parking (Phase1)</b>	521 spaces	528 spaces
<b>Parking (Phases 1-2)</b>	561 spaces	564 spaces
<b>Parking (Phases 1-3)</b>	609 spaces	612 spaces
<b>Shade Coverage</b>	50%	50.23%
<b>Perimeter Landscape</b>	Trees on 30-foot centers	Trees on 30-foot centers

The driveways on Spirit Way are oriented to minimize conflict with the high school, which is located to the south. The driveway on El Margarita Road was redesigned, per direction from Caltrans, in order to minimize conflict with the State Route 20/El Margarita Road intersection. Specifically, the driveway shall be limited to right turns only, as required by Condition Number 39. Fehr & Peers conducted a site access evaluation and determined that although there are likely to be significant vehicle wait times while exiting the site following Sunday services, the site is designed to maximize the flow of traffic and prevent significant vehicle stacking on the surrounding public streets.

***3. The streets serving the site are adequate to carry the quantity of traffic generated by the proposed use.***

Staff analysis: Fehr & Peers Transportation Consultants conducted a traffic impact study (TIS) to analyze the impact of the proposed project. Based on input from the Yuba City Public Works Department and the California Department of Transportation (Caltrans), Fehr & Peers analyzed the following intersections during the weekday morning (7:30 to 8:30 AM), the weekday afternoon (3:00 to 4:00 PM), and the Sunday morning (10:15 to 11:15) peak hours:

- State Route 20/El Margarita Road
- Colusa Frontage Road South/El Margarita Road
- Spirit Way/El Margarita Road

- Franklin Road/El Margarita Road
- Spirit Way/Harter Parkway

The TIS found that the project would result in an impact at the State Route 20/El Margarita Road and the Spirit Way/Harter Parkway intersections. The following mitigation measures have been incorporated into the project to ensure that the project's impacts are less than significant:

*With development of Phase 1, the project applicant shall be responsible to construct exclusive northbound left-turn and right-turn lanes at the State Route 20/El Margarita Road intersection. The project contributes to the need for a traffic signal. However, the installation of a traffic signal may not be warranted for several years. Therefore, the project applicant shall be responsible to make a fair-share payment (8%) to the City towards the future installation of a traffic signal at the State Route 20/El Margarita Road intersection.*

*The project applicant shall be responsible to make a fair-share (17%) payment to the City towards the future installation of a traffic signal at the Spirit Way/Harter Parkway intersection.*

*The applicant shall enter into a Deferred Improvement Agreement to construct an exclusive southbound right-turn lane at the Spirit Way/Harter Parkway intersection in conjunction with development of Phase 2 of the project.*

Additionally, as noted in the discussion of the action to approve Rezoning RZ 01-04, the developer of the subject property is required to pay fair-share contributions per the terms of the "Harter Parkway/State Route 20 Intersection Improvement Reimbursement Agreement", dated October 2, 2007. Conditions 39 through 42 ensure compliance with the aforementioned traffic mitigation measures. The payment of fair-share contributions and the execution of the Deferred Improvement Agreement shall take place prior to issuance of a building permit for Phase 1.

***4. The site design and size and design of the buildings will complement neighboring facilities.***

Staff analysis: The buildings are attractively designed with a stucco finish and a tile roof, and the site is creatively landscaped with over forty palm trees and other decorative landscape materials. The height at the peak of the roof of the main church building is fifty-two feet, six inches, and the height of the structure, including the belfry, is seventy-one feet. Section 8-5.1103 of the Zoning Regulations states that the maximum building height for structures in the C-O District is 52 feet, and Section 8-5.5603 of the Zoning Regulations states that belfries (and other structures or building features with no usable purpose) may be built to a height greater than the limit established for the district. Condition Number 4 requires that the building height meet the requirements of the Zoning Regulations. Staff believes that the site design and the buildings will complement neighboring facilities.

5. *The establishment or operation of the use or building applied for will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the vicinity of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.*

Staff analysis: The proposed project will not be detrimental to the health, safety, or welfare of persons residing or working in the vicinity of the project. The project has been conditioned to offset and prevent significant construction phase air quality impacts and traffic impacts. As noted above, staff considers the proposed use to be complementary to the mixture of existing and future surrounding land uses.

**Recommended Action:**

Staff recommends that the Planning Commission take the following actions:

- A. Find that, with the incorporation of the mitigation measures, the proposed project will have no significant impact on the environment.
- B. Adopt the Mitigated Negative Declaration.
- C. Adopt the following findings:
  - 1. Use Permit UP 07-13 is consistent with the General Plan.
  - 2. The site for the proposed use is adequate in size and shape to accommodate said use, public access, parking and loading, yards, landscaping, and other features required by this chapter.
  - 3. The streets serving the site are adequate to carry the quantity of traffic generated by the proposed use.
  - 4. The site design and size and design of the buildings will complement neighboring facilities.
  - 5. The establishment or operation of the use applied for will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the vicinity of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.
- D. Approve Use Permit UP 07-13, subject to the following seventy-two conditions of approval:

**General**

- 1. Use Permit UP 07-13 is approved as described and conditioned herein and as shown in Exhibits A-C.

2. Approval of Use Permit UP 07-13 shall be null and void two years from the date of approval, or on November 18, 2011, if construction of the project has not substantially commenced, as described in Section 8-5.7105 of the Yuba City Zoning Regulations.
3. The Conditions of Approval shall be attached to, and be made an integral part of, the improvement plans.

#### **Planning Division**

4. The height of the building shall not exceed the height limitations established by the Yuba City Zoning Regulations.
5. Should artifacts or unusual amounts of bone or shell be uncovered during demolition or construction activity, all work shall be stopped and a qualified archeologist shall be contacted for on-site consultation. Avoidance measures or appropriate mitigation shall be completed according to CEQA guidelines. The State Office of Historic Preservation has issued recommendations for the preparation of Archeological Resource Management Reports which shall be used for guidelines. If the bone appears to be human, California law mandates that the Sutter County Coroner and the Native American Heritage Commission be contacted. *(Mitigating Measure)*
6. The applicant shall implement a Fugitive Dust Control Plan that meets the requirements of the Feather River Air Quality Management District. *(Mitigating Measure)*
7. All construction equipment shall be properly tuned and shall not exceed FRAQMD Regulation III, Rule 3.0 for exhaust emissions. *(Mitigating Measure)*
8. Implement a vehicle idling policy requiring all vehicles, including construction equipment, to adhere to a 5-minute idling policy. *(Mitigating Measure)*
9. Electrical outlets shall be installed on the exterior walls to promote the use of electric landscape maintenance equipment. *(Mitigating Measure)*
10. Paints and finishes used in all buildings shall be of low Volatile Organic Compound (VOC) type. *(Mitigating Measure)*
11. Existing power sources or clean fuel generators shall be used, rather than temporary generators. *(Mitigating Measure)*

#### **Engineering Division**

12. The Developer shall prepare and submit improvement plans for the construction of all public improvements including water, sanitary sewer, storm drain facilities, roadway improvements, curbs, gutters, sidewalks, parkway strips, signing, striping and streetlights

13. All design and construction shall conform to the latest edition of the City of Yuba City Standard Specifications and Details, State of California Standard Specifications for Construction of Local Streets and Roads (May 2006), AASHTO Policy on Geometric Design of Streets and Highways for local roads, and FHWA Manual on Uniform Traffic Control Devices for Streets and Highways (2003 edition).
14. Traffic control construction signs shall be installed/erected per City of Yuba City Standards and Details, Caltrans Standards and Details, and the Manual of Uniform Traffic Control Devices. The signs shall be maintained throughout the project duration.
15. In the event that the City is forced to condemn or acquire off-site property interest in connection with required off-site improvements, the developer shall fund the cost of condemnation or acquisition, including but not to be limited to the amounts necessary to purchase the easement or fee simple interest, document preparation, and severance or other damages payable to the owners of the land upon which the improvements are to be located, the actual cost and acquisition and all fees, including attorney's fee and/or other expenses necessary to prosecute the condemnation action, including expert witness and appraisal fees. In the event that the City elects to proceed with acquisition or condemnation pursuant to Government Code Section 66462.5, the developer shall, within 60 days of written notice by the City, deposit with the City, as an advance, the full estimated cost of such acquisition
16. All grading operations on the project shall be suspended as directed by the Feather River Air Quality Management District when winds exceed 20 miles per hour or when winds carry dust beyond the property line despite implementation of all feasible dust control measures. An operational water truck shall be onsite at all times to assist in dust control. *(Mitigating Measure)*
17. Onsite dirt piles or other stockpiled particulate matter shall be covered, wind breaks installed, and water and/or soil stabilizer employed to reduce wind blown dust emissions. Incorporate the use of approved non-toxic soil stabilizer according to manufacturers' specifications to all previously-graded construction areas that have been inactive for 96 hours. Contractor to provide the specifications to the City Inspector. *(Mitigating Measure)*
18. To help contain fugitive dust, construction sites shall be watered down during the construction phase of the project as directed by the Public Works Department. All transfer processes involving a free fall of soil or other particulate matter shall be operated in such a manner as to minimize the free fall distance and fugitive dust emissions. *(Mitigating Measure)*
19. Temporary silt fencing shall be erected during construction and permanent fencing shall be completed prior to occupancy so that transport of construction debris can be retained on-site. *(Mitigating Measure)*

20. Open burning is a source of fugitive gas and particulate emissions, which shall be prohibited at the project site. No open burning of vegetative waste (natural plant growth wastes) or other legal or illegal burn materials (trash, demolition debris, et. al.) shall be conducted at the project site. Vegetative wastes should be chipped or delivered to waste facilities (permitted biomass facilities), mulched, composted, or used for firewood. It is unlawful to haul waste materials offsite for disposal by open burning. *(Mitigating Measure)*
21. To prevent track-out, wheel washers shall be installed where project vehicles and/or equipment exit onto paved street from unpaved roads. Vehicles and/or equipment shall be washed prior to each trip. Alternatively, a gravel bed may be installed as appropriate at vehicle/equipment site exit points to effectively remove soil buildup on tires and tracks to prevent/diminish track-out. *(Mitigating Measure)*
22. Paved streets shall be swept frequently (a water sweeper with reclaimed water and a wet broom is recommended) if soil material has been carried onto adjacent paved, public thoroughfares from the project site. *(Mitigating Measure)*
23. Provide temporary traffic control as needed during all phases of construction to improve traffic flow, as deemed appropriate by the Department of Public Works and/or Caltrans, and to reduce vehicle dust emissions. An effective measure is to enforce vehicle traffic speeds at or below 15 mph. *(Mitigating Measure)*
24. Reduce traffic speed on all unpaved surfaces to 15 mph or less and reduce unnecessary vehicle traffic by restricting access. Provide appropriate training, onsite enforcement, and signage. *(Mitigating Measure)*
25. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sutter County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies. *(Mitigating Measure)*
26. During construction, the Contractor shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and roadways. Contractor shall be responsible that all construction equipment is equipped with manufacturers approved muffler's baffles. Failure to do so may result in the issuance of an order to stop work. *(Mitigating Measure)*
27. The Developer's Superintendent/Representative shall be onsite when contractor is working and be available to the City's Inspectors assigned to the project. The Developer shall be responsible for making sure that the contractor is working from signed improvement plans, signed special provisions, signed storm water pollution prevention plan, and the approved project agreement conditions.

28. The Developer's Superintendent/Representative shall ensure that all private vehicles be either parked off-site or outside of construction areas. All vehicles, construction equipment, and construction material related to the project shall be organized in such a manner to provide emergency vehicle access to the entire project.
29. Sidewalks, within and adjacent to the construction area, shall be kept clean and remain accessible for American Disability Act compliance.
30. Storage of construction material is not allowed in the travel way.
31. The Developer and/or the Developer's Superintendent/Representative shall have a pre-construction meeting with the City prior to commencing construction of public improvements. The Developer shall notify the City of the meeting no less than two working days in advance of such meeting. Those in attendance at the meeting shall include: the City, the Developer and/or the Developer's Superintendent/Representative, the Contractor, the Design Engineer, the Developer's safety representative, the Developer's SWPPP representative.
32. No street parking will be permitted on either El Margarita Road or Spirit Way.

**Prior to issuance of Grading Permit**

**Engineering Division**

33. On proposed developments that are larger than one acre, provide evidence that a Notice of Intent has been submitted and received by the local Water Quality Control Board for a General Construction Activity Storm Water Permit. Two copies of the project Storm Water Pollution Protection Plan shall be provided to the City.
34. The improvement plans for the development of the subject property shall include all measures required to ensure that no drainage runoff resulting from the development of the property flow onto the adjacent residential or agricultural lands or impede the drainage from those properties. If retaining walls are required they shall be constructed of concrete or masonry block.
35. Existing and proposed grade elevations at perimeter of the proposed land development shall be shown on the grading plans. The Engineer of Record shall designate on the plans as to where any retaining walls are required and provide details of all proposed retaining walls. The retaining wall is required where grade differences between the proposed development and the surrounding land is greater than 6" (inches). The use of any type of wood as the retaining wall is not permitted.
36. The applicant shall submit, with the first improvement plan check, to the City for review and approval, a detailed geotechnical investigation prepared by a Civil Engineer registered in the State of California and qualified to perform geotechnical work. The

grading plan shall incorporate the recommendations of the approved geotechnical investigation.

37. The Developer shall be responsible for implementing the Storm Water Pollution and Prevention Plan (SWPPP) through the use of Best Management Practices (BMP). The Developer shall be responsible for maintaining the SWPPP. The SWPPP shall conform to the provisions in Section 7-1.01G, "Water Pollution," of the Caltrans Standard Specifications for construction of streets and local roads dated May 2006, the requirements in the Manuals, and the requirements of the Permits. The Developer shall be responsible to include provisions for SWPPP requirements on the contract documents for the work under the proposed development. These provisions shall direct the successful contractor to develop a SWPPP document per the directions on the Caltrans website at <http://www.dot.ca.gov/hq/construc/stormwater/stormwater1.htm>. The Contractor shall submit the SWPPP document within the time lines set forth on the development's special provisions and allow 15 days for the City of Yuba City to review and approve or return the document for revisions. *The developer/Contractor shall not start any work until the SWPPP document has been approved by the City of Yuba City.* Should the Developer fail to ensure satisfactory compliance with the SWPPP, the City Inspector may issue a stop work order until compliance is achieved.
38. The following minimum Best Management Practices (BMPs) shall be required during construction:
- a. Construction crews shall be instructed in preventing and minimizing pollution on the job.
  - b. Stabilize construction entrance/exit to prevent tracking onto roadway. Only one stabilized construction entrance/exit will be allowed per site. Vehicles entering and leaving construction sites spread pollutants such as sediment, gravel, and other loose particles onto adjacent roads. Pollutants are washed into roadside ditches and are a nuisance to drivers and may cause damage to vehicles.
  - c. Protect exposed slopes from erosion through preventative measures. Cover slopes to avoid contact with storm water by hydro-seeding, mulch, use of plastic sheeting or other approved means.
  - d. Use brooms and shovels when possible to maintain a clean site. Use of a hose is not recommended. Introducing water as a cleanup method adds to water pollution.
  - e. Designate a concrete washout area, as needed, to avoid wash water from concrete tools or trucks from entering storm drain systems. Maintain washout area and dispose of concrete waste on a regular basis.
  - f. Establish a vehicle storage, maintenance, and refueling area, as needed, to minimize the spread of oil, gas, and engine fluids. Use of oil pans under stationary vehicles is strongly recommended.
  - g. Protect drain inlets from receiving polluted storm water through the use of filters such as fabrics, gravel bags or straw wattles.
  - h. Be prepared for rain and have the necessary materials onsite before the rainy season.



- i. Inspect all BMPs before and after each storm event. Maintain BMPs on a regular basis and replace as necessary, through the entire course of construction.
- j. Contractor is to comply with the Storm Water Pollution and Prevention Plan.

#### **Prior to issuance of Building Permit**

- 39. The driveway on El Margarita Road shall be limited to right turns only.
- 40. In conjunction with the development of Phase 1, the applicant shall be responsible to construct exclusive northbound left-turn and right-turn lanes at the State Route 20/El Margarita Road intersection.
- 41. The project's proportionate share of the following traffic signals shall be paid:
  - a. Harter Parkway/State Route 20 - \$30,072 per Harter Parkway/State Route 20 Intersection Improvement Reimbursement Agreement (October 2, 2007).
  - b. Harter Parkway/Spirit Way - \$51,000 based on 17% of \$300,000.
  - c. El Margarita Road/State Route 20 - \$20,000 based on 8% of \$250,000.
- 42. The applicant shall enter into a Deferred Improvement Agreement to construct an exclusive southbound right-turn lane at the Spirit Way/Harter Parkway intersection. Construction of the intersection is required in conjunction with Phase 2 of the development.

#### **Prior to approval of Improvement Plans**

##### **Engineering Division**

- 43. An Improvement Agreement outlining any costs (hot tap, connection fee, fair share contribution, etc.) associated with the development shall be accepted by the City prior to approval of plans.
- 44. Obtain all necessary approvals from City, State, and Federal agencies, utilities and other affected parties that are required for the project including, but not limited to, the preparation of drawings, studies, reports and permit applications, and payment of fees. Prior to City approval of improvement plans, the developer shall provide evidence, to the satisfaction of the Public Works Department, that all such obligations have been met.
- 45. An encroachment permit from the State of California Department of Transportation will be required for all work to be done within any State Highway right-of-way. Encroachment Permit staff can be reached at (530) 741-4403. A copy of this permit must be supplied to the City prior to approval of the improvement plans.
- 46. Sidewalks along El Margarita Road and Spirit Way shall be detached with a landscape planter between the back of curb and face of sidewalk.

47. The contractor shall obtain an Encroachment Permit from the City prior to performing any work within public rights of way.
48. Where an excavation for a trench and/or structure is 5 feet deep or more, the contractor shall conform to O.S.H.A. requirements. The contractor shall provide a copy of the approved O.S.H.A. permit, and shoring details and calculations prepared by California licensed structural engineer to the Public Works Department.
49. Improvement plans shall be approved by the Yuba City Fire Department.
50. Striping, pavement markings and traffic signage shall be provided on all streets as necessary and as required by the Public Works Department. Signage restricting parking and red painted curbing shall be installed where appropriate. Speed limit signs shall be installed at locations determined by the Public Works Department.
51. All service laterals (water, sewer, irrigation, fire suppression), along with required meters, are to be shown on the civil improvement plans.
52. All domestic, landscape, and fire service lines shall have reduced pressure backflow preventers.
53. The Developer shall be responsible for preparation of a street tree and irrigation plan that is deemed acceptable by the Director of Parks and Recreation prior to entering into an Improvement Agreement with the City.
54. The fire suppression system(s) that will be servicing the property shall tie-in directly to the City water main. Hot tap fees shall apply.
55. The street landscape planters, the street trees, and street lighting are public improvements which shall meet the Parks Division Planting Standards and Yuba City Standard Details and be included in the improvement plans and specifications for the development when the improvement plans are submitted for the first improvement plan check. The plans shall reflect street tree placement so that no interference with streets, streetlights, and driveways will occur.
56. The street trees proposed by the Developer shall be a minimum of 15 gallon in size with a one-inch dbh (diameter at breast height). The tree species shall be a shade type approved by the City Arborist and the Public Works Department. Only one tree species shall be planted on any street.
57. The final improvement plans shall reflect street tree placement so that no interference with streets, streetlights, and driveways will occur to the satisfaction of the Public Works Department.
58. All landscaping shall be irrigated. The existing well may be used for irrigation purposes only. If City water is used for landscape irrigation, a separate meter shall be installed on

the landscape service. More than one meter may be required. The Developer shall pay all applicable fees.

59. The Developer shall enter into an agreement with Sutter County providing the following:

Participation in a zone of benefit, drainage district, agency, service area or any other public entity for the financing of construction and maintenance of a drainage system. In addition to the special assessment district or public entity referred to immediately above, the agreement shall contemplate the imposition by the district or public entity of any legally available fee, assessment or other financing mechanism to facilitate the construction and maintenance of a drainage system.

60. The Developer shall be required to pay any applicable Sutter County Water Agency drainage fees. The Developer shall provide the City with a copy, prior to the recordation of the final map, of the receipt indicating that the fees have been paid.

61. Required Improvement Plan Notes:

- a. "Any excess materials shall be considered the property of the contractor or owner and shall be disposed of away from the job site in accordance with applicable local, state and federal regulations."
- b. "The Contractor(s) shall be required to maintain traffic flow on affected roadways during non-working hours, and to minimize traffic restriction during construction. The Contractor shall be required to follow traffic safety measures in accordance with the Caltrans "Manual of Traffic Safety Controls for Construction and Maintenance Work Zones." The City of Yuba City emergency service providers shall be notified, at least two working days in advance, of proposed construction scheduled by the contractor(s)."
- c. "Soil shall not be treated with lime or other cementitious material without prior express permission by the Public Works Department."

#### **Prior to Certificate of Occupancy**

#### **Engineering Division**

62. If sufficient rights of way do not already exist, additional rights of way and/or public utility easements shall be deeded in fee to the City of Yuba City to provide the specified one-half widths of the following indicated roads:

Spirit Way                      30.0' R/W + 10.0' P.U.E.

El Margarita Road        62.0' R/W + 10.0' P.U.E.

63. With the exception of the pole located at the southeast corner of El Margarita Road and State Route 20, all existing overhead utilities (of 26,000 volts or less) and proposed

utilities, both onsite and along all project frontages (El Margarita Road and Spirit Way) shall be placed underground. The undergrounding shall go from the next pole beyond the project frontage, across the frontage and then to the next pole beyond the project boundary. This does not include surface mounted transformers, pedestal mounted terminal boxes and meter cabinets. Appropriate easements shall be obtained by the Developer to facilitate these installations.

64. The curb, gutter, and sidewalk, shall be inspected and approved by the City. Any curb, gutter and sidewalk which is not in accord with City standards or is damaged before or during construction, shall be replaced. In addition, any concrete with cracks, chips, blemishes, and spalling greater than an inch in diameter shall be replaced from control joint to control joint.
65. The Developer's Superintendent/Representative shall submit three sets of Pacific Gas and Electric approved utility plans showing joint trench locations and distribution lines.
66. Property shall participate in an Assessment District for maintenance of the streets (if public) and shall participate in City's Community Facilities District for police and fire services.
67. The property shall petition for formation of a Zone of Benefit of the Yuba City Landscaping and Lighting District for the purpose of maintaining street trees, which are to be planted along all streets, and for the purpose of maintaining the street lights. The Engineering Division shall be reimbursed for actual costs associated with the formation of the district.
68. All street lighting shall be dedicated to the City of Yuba City.
69. All street lighting shall be energized.
70. The City reserves the right to direct the Developer to hydroflush all storm drain mains and all sewer mains.
71. All reduced pressure backflow preventers shall be tested and a back flow preventer certification, performed by an AWWA licensed tester, shall be submitted to the Public Works Department.
72. By seeding and watering, ground cover shall be reestablished as soon as possible.  
(Mitigating Measure)

**Attachments:**

1. Aerial photo

**Exhibits:**

- A. Mitigated Negative Declaration
- B. Project plans
- C. Color rendering



**CITY OF YUBA CITY  
PLANNING COMMISSION  
STAFF REPORT**

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**Date:** August 25, 2021  
**To:** Planning Commission  
**From:** Development Services Department  
**Presentation by:** Benjamin Moody, Development Services Director

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**Subject:** **Rescinding the Lincoln East Specific Plan**

**Recommendation:** Adopt a Resolution recommending the City Council of the City of Yuba City adopt an Ordinance to rescind Ordinance 006-10, thereby rescinding the City's Lincoln East Specific Plan.

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**Applicant/Owner:** Numerous private property owners

**Project Location:** The Lincoln East Specific Plan area is located south of Franklin Road, generally west of Sanborn Road, north of Bogue Road, and east of S. George Washington Blvd.

**General and Specific Plans:** *General Plan Land Use Designations:* Low Density Residential (LD); Low-Medium Density Residential (MD); Medium-High Density Residential (HD); Community Commercial (CC); Parks and Recreation (P); Public Facilities (PF); Quasi-Public Facilities (QP)

**Zoning (Prezoning):** Residential Estates District (R-E), Single-Family Residential District (R-1), Low-Medium Density Residential District (R-2), Multi-Family Residential District (R-3), Community Commercial District (C-2) Public Facilities District (PF), and Quasi-Public Facilities District (QP).

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**Purpose:**

Consideration of a resolution to recommend the City Council rescind Ordinance No. 006-10, thereby rescinding the City's Lincoln East Specific Plan (LESP) to remove an out dated plan to eliminate barriers to development.

**Background:**

*Adoption of the Lincoln East Specific Plan:* In early 2005, the City Council adopted Resolution 05-049, establishing boundaries for the development of Specific Plans and Master Plans, and instituted twelve "Growth Policies" to govern the development of property within the City's Sphere

of Influence. In 2005, the City also entered into a contract with RRM Design Group for the preparation of the Lincoln East Specific Plan (LESP) and the LESP Environmental Impact Report (EIR).

The LESP was prepared in response to these anticipated growth pressures involving lands at the southwest edge of the City limits. The Lincoln East Specific Plan, which provides for the development of 1,160 acres located west of the City Limits, east of George Washington Boulevard, south of Franklin Road, and north of Bogue Road, was recommended for approval to the City Council by the Planning Commission on May 12, 2010. The City Council approved the Lincoln East Specific Plan (Ordinance Number 006-10) on August 3, 2010.

The original intent of the Lincoln East Specific Plan was to facilitate successful growth in the Sphere of Influence, and provide specific design guidelines for development. In particular, the LESP provided for the development of 1,160 acres in a planned development with a mix of residential and commercial uses, park and recreational sites, and public facilities (including two public school sites). The land use provided for 4,865 residential units; 370,000 sq. ft of commercial/retail use, 82 acres for public and recreational facilities, and 2 school sites for a K-8 school and a new high school. Additionally, the LESP would require corollary improvements to roadways and area infrastructure in support of new development, and also require preparation of development agreements for many of the new projects along with infrastructure master planning. The LESP sets a goal of allocating 10% of all housing units (or 486 units) to meet affordability requirements.

A Public Facilities Finance Plan (PFFP) was also adopted as part of the actions related to LESP adoption. The PFFP addressed sources of financing available to develop the LESP lands, as well as identified costs for various infrastructure and related improvements.

In 2000, the City had a population of 36,758 with growth proceeding rapidly. From 2000 – 2005, there was an increase of over 21,000 new Yuba City residents in the preceding 5-year period from 2000 – 2005. This also included a City peak for new housing production in 2004, when 1,008 new housing units were produced. However, between 2005 – 2010 the City's population increased by only 6,950. This decrease coincided with the slowing of the housing market in general in California.

In 2020, the City issued a total of 62 building permits for new housing units. Today, the City's estimated 2021 population is 67,640. This represents a population gain of about 3 percent over the last decade, or about 240 new residents per year.

Additionally, on May 18, 2021, City Council voted to rescind Resolution 05-049, approved in 2005 and which identified a need to prepare guiding master and specific plan documents and which included the 12 Growth Policies, finding that the provisions were no longer necessary to address future growth.

## **Analysis:**

*Recent Development Activity in the LESP Area and Citywide:* No lands within the boundaries of the LESP have been annexed to or developed in the City. Only recently has there been interest in annexing and subdividing a small portion of the LESP area (95 acres, for residential development). However, lack of any other development activity in the LESP, combined significant and challenging implementation provisions related to growth phasing, use of development agreements, and infrastructure planning, has effectively resulted in the LESP functioning as a deterrent to new growth, and therefore appears contrary to City Council direction regarding removing of impediments to new growth.

*LESP Impact on Future Development:* With the passing of time, completion of applicable studies, and with the implementation of new policies, the Lincoln East Specific Plan has been found to hinder development instead of supporting it. This is supported with the fact that the residential market has been strong, yet there has been no development within the plan area to date.

The proposed rescission of the Lincoln East Specific Plan will facilitate planned development within the Sphere of Influence by allowing for individual annexation and development projects to come forward for City consideration without constraints that would otherwise occur with application of the Lincoln East Specific Plan implementation requirements. Pre-annexation zoning and other items considered or approved in association with the original approval of the Lincoln East Specific Plan are not proposed to be rescinded; there will be errata clarifications to remove references to the rescinded Lincoln East Specific Plan or “LESP” notations, and the Plan area rezoning would remain subject to and consistent with the City’s General Plan.

*Impacts to the General Plan from Rescinding the LESP:* The City’s General Plan addresses and regulates City growth through a series of Guiding and Implementing Policies in the various General Plan Elements. Key among these policies relating to planning and development of the LESP area lands are:

### **Land Use:**

3.4.G-2 Maintain a well-defined compact urban form, with a defined urban growth boundary and urban development intensities on land designated for urban uses.

3.4-I-3 Require preparation of City initiated Specific Plan or developer master plans for strategic new growth areas with complex land use programs.

3.8-I-1 Establish use regulations, development standards, and minimum performance requirements in the Zoning Ordinance, consistent with the General Plan, and amend the Zoning Map to be consistent with the Land Use Diagram.

### **Community Design:**

4.2-G-1 Establish a clear distinction between the urban growth area and the surrounding rural and agricultural land.

4.4-I-1 Design new residential streets with sidewalks, planting strips and traffic-calming elements to create a pedestrian-friendly environment.

Transportation:

5.2-G-5 Maintain acceptable levels of service and ensure that future development and circulation are in balance.

5.2-I-5 Continue to require that new development pays a fair share of the costs of street and other traffic and transportation improvements based on traffic generated and impacts on service levels.

5.2-I-6 Require city-wide traffic impact fees on all new development to ensure that transportation improvements keep pace with new development.

Parks, Schools and Community Facilities:

6.1-G-3 Ensure adequate funding for parks and recreation facilities acquisition, development, and maintenance.

6.1-I-3 Require residential developers to either build parks or pay in-lieu fees in order to contribute to the City's park system.

6.2-G-2 Ensure that adequate school sites are made available in conjunction with new growth in the planning area.

6.2-I-3 Cooperate with school districts to ensure that, within the limits of the law, educational facilities with sufficient permanent capacity are constructed to meet the needs of current and projected enrollment.

6.2-I-4 Require that residential development pay fees to school districts for the acquisition of school sites to provide adequate, permanent classroom space or, alternatively, provide land.

6.3-I-13 Use existing City collected, library-specific impact fees for the development of new library facilities.

Public Utilities:

7.1-G-2 Ensure that necessary water supply infrastructure and storage facilities are in plan prior to construction of new development.

7.1-I-1 Evaluate the adequacy of water infrastructure in areas where intensification of land use is anticipated to occur, and develop a strategy to implement projects in the Water Supply Master Plan to offset deficiencies in capacity.

7.1-I-4 Establish equitable methods for distributing costs associated with providing water service to development, including impact mitigation fees where warranted.

7.2-G-2 Evaluate the adequacy of sewer infrastructure in areas where land use intensification is anticipated to occur, and develop a strategy to address potential deficiencies in capacity.

7.2-I-5 Establish equitable methods for distributing costs associated with providing wastewater services to development, including impact mitigation fees where warranted.

Environmental Conservation:

8.2-I-2 Facilitate the continuance of agricultural activities within the City's urban growth area until the land is needed to accommodate population and employment growth. During this interim, minimize conflicts between agricultural uses and urban/suburban uses



through site design techniques (not necessarily structural barriers).

The General Plan, based on these growth-related policies, seeks to adequately anticipate and offset any potentially adverse impacts related to new development through regulation of land use and new development, and corresponding programs to ensure development of the necessary supporting physical infrastructure and public services, including requirements for new development to pay its fair share of these costs. These policies continue to be applied by the City in response to new development applications. Therefore, rescinding the LESP would not impact or otherwise reduce the application of these policies to new development and annexation projects that may be proposed in the LESP area. Rescinding the LESP would leave General Plan land uses for the area that are consistent with General Plan policies. Zoning districts for the LESP area, approved as prezoning when the LESP was adopted, would remain unchanged, though reference to the LESP would be removed.

*Impacts to Planned Land Uses and Infrastructure from Rescinding the LESP:* Staff believes the City Council could act to rescind the LESP while still ensuring appropriate regulation of future growth, noting:

- The pace of new development has slowed dramatically since 2010, reducing many of the growth-related pressures the City experienced during the rapid growth years leading up to 2010 and the approval of the LESP.
- The LESP requires use of development agreements for project sites exceeding 10 acres or 40 residential units. But not all new development projects will warrant the use of a development agreement, depending on the significance of the development. Standard conditions of approval for Tentative Maps also address most key issues associated with new development and provision of necessary infrastructure. Additionally, requiring use of development agreements adds time and costs to the development process without adding substantially to the quality or implementation aspects of new development or addition of community benefit.
- New development projects are thoroughly reviewed and conditions and/or mitigation measures imposed to ensure development pays its fair share towards City programs, maintenance of public improvements and with respect to on- and off-site infrastructure improvements.
- All new developments are also required to pay impact fees that help fund City planned capital improvements for roadways, water, sewer, storm drain and other key improvements.
- The proposed rescission of the LESP would also include rescinding the LESP Public Facilities Finance Plan (PFFP). The PFFP addresses finance options and infrastructure costs associated with LESP development. However, the City typically requires developer participation in Community Facilities Districts as a financing tool to help ensure construction of all necessary infrastructure improvements and to help address needed City services.
- The City already utilizes Master Plans for guiding roadway, water, sewer, storm drains and other key infrastructure improvements, and applies these Master Plans to evaluation of new development. Use of the LESP may therefore be repetitive and unnecessary. Additionally, major new development projects are required to submit detailed improvement

plans as part of the application review process, in addition to additional analysis as part of project environmental (CEQA) reviews.

- School fees are paid by new development directly to the School District. Developers are required to meet YCUSD and State requirements regarding satisfying school infrastructure needs, and mitigating any impacts to the school district resulting from future students generated by the project that they may voluntarily agree to with the district. The intent of this policy is met as the City requires evidence from affected school districts that developers have paid applicable school fees prior to issuance and/or finalizing building permits.
- Yuba City remains an affordable community for new housing in comparison to the Sacramento region. Additionally, the City is currently updating its Housing Element, addressing a housing cycle from 2021 – 2029. The updated Housing Element is required to be adopted in 2021. The General Plan Housing Element update will further discuss and address affordable housing issues and policies in the City.
- Requirements for implementation actions under the LESP can place additional costs on new development, and result in significant time delays to developers for completion of their plans. This includes when detailed infrastructure master plans and development agreements are required by the LESP.

#### **Environmental Considerations:**

In November 2009, the Environmental Impact Report (EIR) for the LESP (SCH#2006082094) was approved by City Council. This environmental document is not included in the proposed rescission action. Additionally, staff has performed a preliminary environmental assessment and has determined that the rescission of LESP-approving Ordinance is not a “project” for the purposes of the California Environmental Quality Act (CEQA) Guidelines Section 15378, as there has been no development under the Lincoln East Specific Plan and it is essentially a “paper” plan, under these circumstances the mere rescission of the Ordinance and associated LESP is merely a transactional matter, the current practice and regulations regarding planned development are maintained, and as the rescission will not result in either direct or indirect physical changes in the environmental baseline. Additionally, if the enacting Ordinance had not been originally approved, then CEQA would not have been required for said denial of the Plan. As the currently proposed rescission of the Ordinance essentially re-establishes the status quo to immediately prior to adoption of the enactment Ordinance, it has the functional effect of a denial and would likewise not be subject to CEQA. Further, even if this matter were a “project” for the purposes of CEQA, it would be exempt per CEQA Guidelines Section 15061(b)(3) as there is not a reasonable possibility that this project may have a significant adverse effect on the environment given the complete lack of development, and both the baseline at the time of adoption and current baseline. Therefore, this matter is not subject to CEQA.

Noted is that as any new projects for development and annexation come forward to the City for processing, the projects would be subject to evaluation under CEQA to determine the potential for creation of any potentially significant environment impacts. The CEQA analyses may utilize technical information and findings from the previously certified LESP EIR in helping to complete the CEQA studies for these future projects.

**Recommended Action:**

Adopt a Resolution recommending the City Council of the City of Yuba City adopt an Ordinance to rescind Ordinance 006-10, thereby rescinding the City's Lincoln East Specific Plan.

**Attachments:**

1. Planning Commission Resolution

Exhibit "A" – City Council Ordinance to Rescind Ordinance 006-10 (with Exhibit A – Ordinance 006-10)

2. Lincoln East Specific Plan (available at the following link:

[https://www.yubacity.net/city\\_hall/departments/development\\_services/planning/plans/lincoln\\_east\\_specific\\_plan](https://www.yubacity.net/city_hall/departments/development_services/planning/plans/lincoln_east_specific_plan))

## ATTACHMENT 1

**PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF YUBA  
CITY RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE TO  
RESCIND ORDINANCE NO. 006-10 FOR THE APPROVAL OF THE LINCOLN  
EAST SPECIFIC PLAN**

WHEREAS, the City Council approved the Lincoln East Specific Plan, SP 04-02 (LESP) (Ordinance Number 006-10) on August 3, 2010. The original intent of the LESP was to facilitate successful growth in the Sphere of Influence and provide specific design guidelines for development. In particular, the LESP provided for the development of 1,160 acres in a planned development with a mix of residential and commercial uses, park and recreational sites, and public facilities (including two public school sites); and

WHEREAS, with the passing of time, completion of new applicable studies, along with a dramatic slowing of the City's growth rate experienced since 2005, the LESP is no longer necessary in order to address and process new development proposals; and

WHEREAS, implementation of the LESP would serve as impediment to desired future City growth by imposing a restrictive, costly and time-consuming series of actions to the development community, including preparation of development agreements and infrastructure master plans which the City has found to be unnecessary; and

WHEREAS, recognizing the LESP is longer needed, the City now desires to rescind Ordinance No. 006-10; and

WHEREAS, the Planning Commission considered the rescission of Ordinance 006-10 at a public hearing held on August 25, 2021.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Yuba City as follows:

1. Recitals: The Planning Commission hereby finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.
2. CEQA Findings: In November 2009, the Environmental Impact Report (EIR) for the LESP (SCH#2006082094) was approved by City Council. This environmental document is not included in the proposed rescission action. Additionally, staff has performed a preliminary environmental assessment and has determined that the rescission of LESP-approving Ordinance is not a "project" for the purposes of the California Environmental Quality Act (CEQA) Guidelines Section 15378, as there has been no development under the Lincoln East Specific Plan and it is essentially a "paper" plan, under these circumstances the mere rescission of the Ordinance and associated LESP is merely a transactional matter, the current practice and regulations regarding planned development are maintained, and as the rescission will not result in either direct or indirect physical changes in the environmental baseline. Additionally, if the enacting Ordinance had not been originally approved, then CEQA would not have been required for said denial of the Plan. As the currently proposed rescission of the Ordinance essentially re-establishes the status quo to immediately prior to adoption of the enactment Ordinance, it has the functional effect of a denial and would likewise not be subject to CEQA. Further, even if this matter were a "project" for the purposes of CEQA, it

would be exempt per CEQA Guidelines Section 15061(b)(3) as there is not a reasonable possibility that this project may have a significant adverse effect on the environment given the complete lack of development, and both the baseline at the time of adoption and current baseline. Therefore, this matter is not subject to CEQA.

Additionally, as any new projects for development and annexation come forward to the City for processing, the projects would be subject to evaluation under CEQA to determine the potential for creation of any potentially significant environment impacts. The CEQA analyses may utilize technical information and findings from the previously certified LESP EIR in helping to complete the CEQA studies for these future projects.

3. General Plan Consistency. The Planning Commission finds the proposed rescission complies with the policies of the City's General Plan.
4. Public Benefits. The Planning Commission finds that rescinding approval of Ordinance 006-10 and the "LESP" subcategory zoning designation is a public benefit as the LESP continues to be a detriment to desired community growth by imposing unnecessary and time-consuming implementation actions on the development community.
5. No Detrimental Impact. The Planning Commission finds that the proposed Ordinance will not be detrimental, or cause adverse effects, to adjacent property owners, residents, or the general public, as rescinding approval of the Lincoln East Specific Plan will support desired community development and as new development proposals will continue to be subject to discretionary review by the Planning Commission and, where required, the City Council.
6. Recommendation of Approval of Ordinance. Based on the information provided above, the Planning Commission recommends to the City Council of Yuba City adopt an Ordinance to rescind approval of Ordinance 006-10 for the Lincoln East Specific Plan, as set forth in Exhibit "A."
7. Effective Date of Resolution. This Resolution shall become effective immediately.

The foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Yuba City at a regular meeting thereof held on August 25, 2021 by the following vote:

Ayes:

Noes:

Absent:

Recused:

By order of the Planning Commission of the City of Yuba City.

---

Michele Blake, Planning Commission Chair

ATTEST:

---

Benjamin Moody, Secretary to the Planning Commission

Exhibit "A": An Ordinance of the City Council of the City of Yuba City Rescinding Ordinance No. 006-10 for Adoption of the Lincoln East Specific Plan (SP 04-02)

## Exhibit “A”



**Exhibit “A”**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
YUBA CITY RESCINDING ORDINANCE NO 006-10, FOR  
ADOPTION OF THE LINCOLN EAST SPECIFIC PLAN (SP 04-02)**

WHEREAS, the City Council approved the Lincoln East Specific Plan, SP 04-02 (LESP) (Ordinance Number 006-10) on August 3, 2010. The original intent of the LESP was to facilitate successful growth in the Sphere of Influence, and provide specific design guidelines for development. In particular, the LESP provided for the development of 1,160 acres in a planned development with a mix of residential and commercial uses, park and recreational sites, and public facilities (including two public school sites); and

WHEREAS, with the passing of time, completion of new applicable studies, along with a dramatic slowing of the City’s growth rate experienced since 2005, the LESP is no longer necessary in order to address and process new development proposals; and

WHEREAS, implementation of the LESP would serve as impediment to desired future City growth by imposing a restrictive, costly and time-consuming series of actions to the development community, including preparation of development agreements and infrastructure master plans which the City has found to be unnecessary; and

WHEREAS, recognizing the LESP is longer needed, the City Council now desires to rescind Ordinance No. 006-10; and

WHEREAS, the Planning Commission considered the rescission of Ordinance 006-10 at a public hearing held on August 25, 2021, and recommended to the City Council rescinding the LESP by rescinding Ordinance 006-10; and

WHEREAS, the proposed Ordinance was presented to the Council for a public hearing and consideration at its regular meeting of September 21, 2021; and

WHEREAS, after receiving the recommendation of the Planning Commission and considering all public testimony and presentation by City Staff, the City Council waived the first reading and introduced the proposed Ordinance by title only; and

NOW, THEREFORE, the City Council of the City of Yuba City does ordain as follows:

Section 1. Based on its independent judgement and assessment, the City Council finds that on November 2009, the Environmental Impact Report (EIR) for the LESP (SCH#2006082094) was approved by City Council. This environmental document is not included in the proposed rescission action. The rescission of LESP-approving Ordinance is not a “project” for the purposes of the California Environmental Quality Act (CEQA) Guidelines Section 15378, as there has been no development under the Lincoln East Specific Plan and it is essentially a “paper” plan, under these circumstances the mere rescission of the Ordinance and associated LESP is merely a transactional matter, the current practice and regulations regarding planned development are

maintained, and as the rescission will not result in either direct or indirect physical changes in the environmental baseline. Additionally, if the enacting Ordinance had not been originally approved, then CEQA would not have been required for said denial of the Plan. As the currently proposed rescission of the Ordinance essentially re-establishes the status quo to immediately prior to adoption of the enacting Ordinance, it has the functional effect of a denial and would likewise not be subject to CEQA. Further, even if this matter were a “project” for the purposes of CEQA, it would be exempt per CEQA Guidelines Section 15061(b)(3) as there is not a reasonable possibility that this project may have a significant adverse effect on the environment given the complete lack of development, and both the baseline at the time of adoption and current baseline. Therefore, the City Council finds this matter is not subject to CEQA.

The Council further finds and determines that as any new projects for development and annexation come forward to the City for processing the projects would be subject to evaluation under CEQA to determine the potential for creation of any potentially significant environment impacts. It is the Council’s intent that CEQA analysis may utilize technical information and findings from the previously certified LESP EIR in helping to complete the CEQA studies for these future projects.

Section 2. The Council further finds and determines that adoption of the Ordinance is in the public interest, is consistent with the City’s General Plan (including its goals, policies and objectives as set forth in the staff report for this item), and promotes the public health, safety and welfare.

Section 3. The adoption of this Ordinance shall have the effect of rescinding and repealing Ordinance No. 006-10 (attached hereto as Exhibit A). This action also includes corollary rescission of the LESP Public Facilities Finance Plan (PFFP). Additionally, base City zoning districts for the LESP area, approved as prezoning with adoption of the LESP, would remain unchanged although any zoning references to the LESP will be removed for purposes of clarification.

Section 4. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions thereof may be declared invalid or unconstitutional.

Section 5. The City Clerk shall certify to the adoption of this Ordinance and cause it to be published, in accordance with Government Code, Section 36933, or as otherwise required by law.

Section 6. This Ordinance shall take effect and be in full force and effect from and after 30 days after its final passage and adoption.

Introduced and read at a regular meeting of the City Council of the City of Yuba City on the 21st day of September, 2021, and passed and adopted at a regular meeting held on the \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2021.

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
Marc Boomgaarden, Mayor

ATTEST:

\_\_\_\_\_  
Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM  
COUNSEL FOR YUBA CITY

\_\_\_\_\_  
Shannon Chaffin, City Attorney  
Aleshire & Wynder, LLP

## Exhibit A

**ORDINANCE NO. 006-10**

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUBA CITY  
ADOPTING THE LINCOLN EAST SPECIFIC PLAN (SP 04-02)**

THE CITY COUNCIL OF THE CITY OF YUBA CITY DOES HEREBY ORDAIN  
AS FOLLOWS:

WHEREAS, Section 65450 et seq. of the California Government Code provides for the preparation and adoption of specific plans; and

WHEREAS, the Planning Commission, after reviewing the proposed Lincoln East Specific Plan, which provides for the development of 1,160 acres located west of the City Limits, east of George Washington Boulevard, South of Franklin Road, and north of Bogue Road, conducted a public hearing on May 12, 2010, and recommended that the City Council adopt the Lincoln East Specific Plan, as amended; and

WHEREAS, the City Council of the City of Yuba City, having considered said recommendations of the Yuba City Planning Commission on the matter of the rezoning of said property and conducted a public hearing on the matter on June 15, 2010, and after review and consideration of the Final Environmental Impact Report for the Lincoln East Specific Plan, adopted Resolution Number 10-042, certifying as complete the Environmental Impact Report, adopting findings of fact, adopting mitigation measures, rejecting alternatives, and adopting a statement of overriding considerations finds that the Environmental Impact Report prepared for the project is in conformance with State and local environmental guidelines.

IT IS HEREBY ORDERED, RESOLVED AND DECREED as follows:

1. The Lincoln East Specific Plan and its procedure for adoption comply with the requirements of Government Code sections 65450-65457, including section 65451, regarding the required contents of a specific plan.
2. The Lincoln East Specific Plan is consistent with the City of Yuba City's General Plan. The basis for this conclusion includes, but is not limited to, the reasons set forth in Section 4.8, Land Use and Planning, of the Lincoln East Specific Plan Environmental Impact Report, which is made a part of and incorporated herein by this reference.
3. The Lincoln East Specific Plan is the Project included and analyzed in the Lincoln East Specific Plan EIR. Therefore, all potential impacts of the Lincoln East Specific Plan are analyzed in the EIR that was certified by the City Council.
4. The City Council approves the Lincoln East Specific Plan (SP 04-02), attached hereto as Exhibit A, as amended in Exhibit B, and incorporated herein by this reference.

This ordinance shall be effective thirty (30) days after it is adopted, and, after it is adopted, shall be published as provided by law.

Introduced and read at a regular meeting of the City Council of the City of Yuba City on the 15<sup>th</sup> day of June, 2010, and passed and adopted at a regular meeting held on the 3<sup>rd</sup> day of August, 2010.

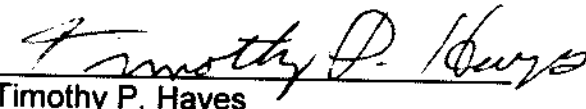
AYES: Councilmembers Dukes, Maan, McBride, and Miller  
NOES: None  
ABSENT: None  
RECUSED: Mayor Gill

  
Kash Gill, Mayor

ATTEST:

  
Terrel Locke, City Clerk

APPROVED AS TO FORM:

  
Timothy P. Hayes  
City Attorney

**ORDINANCE NO.**

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUBA CITY ADOPTING THE  
LINCOLN EAST SPECIFIC PLAN (SP 04-02)**

**THE CITY COUNCIL OF THE CITY OF YUBA CITY DOES HEREBY ORDAIN AS FOLLOWS:**

**WHEREAS, Section 65450 et seq. of the California Government Code provides for the preparation and adoption of specific plans; and**

**WHEREAS, the Planning Commission, after reviewing the proposed Lincoln East Specific Plan, which provides for the development of 1,160 acres located west of the City Limits, east of George Washington Boulevard, South of Franklin Road, and north of Bogue Road, conducted a public hearing on May 12, 2010, and recommended that the City Council adopt the Lincoln East Specific Plan, as amended; and**

**WHEREAS, the City Council of the City of Yuba City, having considered said recommendations of the Yuba City Planning Commission on the matter of the rezoning of said property and conducted a public hearing on the matter on June 15, 2010, and after review and consideration of the Final Environmental Impact Report for the Lincoln East Specific Plan, adopted Resolution Number 10-042, certifying as complete the Environmental Impact Report, adopting findings of fact, adopting mitigation measures, rejecting alternatives, and adopting a statement of overriding considerations finds that the Environmental Impact Report prepared for the project is in conformance with State and local environmental guidelines.**

**IT IS HEREBY ORDERED, RESOLVED AND DECREED as follows:**

- 1. The Lincoln East Specific Plan and its procedure for adoption comply with the requirements of Government Code sections 65450-65457, including section 65451, regarding the required contents of a specific plan.**
- 2. The Lincoln East Specific Plan is consistent with the City of Yuba City's General Plan. The basis for this conclusion includes, but is not limited to, the reasons set forth in Section 4.8, Land Use and Planning, of the Lincoln East Specific Plan Environmental Impact Report, which is made a part of and incorporated herein by this reference.**
- 3. The Lincoln East Specific Plan is the Project included and analyzed in the Lincoln East Specific Plan EIR. Therefore, all potential impacts of the Lincoln East Specific Plan are analyzed in the EIR that was certified by the City Council.**
- 4. The City Council approves the Lincoln East Specific Plan (SP 04-02), attached hereto as Exhibit A, as amended in Exhibit B, and incorporated herein by this reference.**

**This ordinance shall be effective thirty (30) days after it is adopted, and, after it is adopted, shall be published as provided by law.**

**Introduced and read at a regular meeting of the City Council of the City of Yuba City on the 15<sup>th</sup> day of June 2010, and passed and adopted at a regular meeting held on the 3<sup>rd</sup> day of August 2010.**

AYES:

NOES:

ABSENT:

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MAYOR

ATTEST:

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CITY CLERK

APPROVED AS TO FORM:

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CITY ATTORNEY



**ORDINANCE NO.**

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUBA CITY PREZONING 1,160 ACRES OUTSIDE THE CITY LIMITS TO THE RE-LESP, RESIDENTIAL ESTATES DISTRICT; THE R1-LESP, SINGLE-FAMILY RESIDENTIAL DISTRICT; THE R2-LESP, LOW-MEDIUM DENSITY RESIDENTIAL DISTRICT; THE R3 LESP, MULTI-FAMILY RESIDENTIAL DISTRICT; THE C-2-LESP, COMMUNITY COMMERCIAL DISTRICT; THE PF-LESP, PUBLIC FACILITIES DISTRICT, AND THE QP-LESP, QUASI-PUBLIC FACILITIES DISTRICT; FILE SP 04-02, LINCOLN EAST SPECIFIC PLAN; LOCATED WEST OF THE CITY LIMITS, EAST OF GEORGE WASHINGTON BOULEVARD, AND SOUTH OF FRANKLIN ROAD; APPLICANT BEING CITY OF YUBA CITY

THE CITY COUNCIL OF THE CITY OF YUBA CITY DOES HEREBY ORDAIN AS FOLLOWS:

WHEREAS, the Planning Commission of the City of Yuba City having heretofore conducted a public hearing on May 12, 2010, on the matter of prezoning the property located west of the City Limits, east of George Washington Boulevard, and south of Franklin Road, and having reviewed and considered the Final Environmental Impact Report prepared for the Lincoln East Specific Plan, and recommended that the City Council approve the prezoning of said property to the R-E, Residential Estates District, the R1-LESP, Single-Family Residential District; the R2-LESP, Low-Medium Density Residential District; the R3 LESP, Multi-Family Residential District; the C-2-LESP, Community Commercial District; the PF-LESP, Public Facilities District, and the QP-LESP, Quasi-Public Facilities District.

WHEREAS, the City Council of the City of Yuba City having considered said recommendations of the Yuba City Planning Commission on the matter of the prezoning of said property and conducted a public hearing on the matter on June 15, 2010, and after review and consideration of the Final Environmental Impact Report for the Lincoln East Specific Plan, adopted Resolution Number 10-042, certifying as complete the Environmental Impact Report, adopting findings of fact, adopting mitigation measures, rejecting alternatives, and adopting a statement of overriding considerations finds that the Environmental Impact Report prepared for the project is in conformance with State and local environmental guidelines.

IT IS HEREBY ORDERED, RESOLVED AND DECREED, that the property located west of the City Limits, east of George Washington Boulevard, and south of Franklin Road, as outlined in Exhibit A, attached hereto and made a part hereof by this reference, be and the same is prezoned to the R-E, Residential Estates District, the R1-LESP, Single-Family Residential District; the R2-LESP, Low-Medium Density Residential District; the R3 LESP, Multi-Family Residential District; the C-2-LESP, Community Commercial District; the PF-LESP, Public Facilities District, and the QP-LESP, Quasi-Public Facilities District.

This ordinance shall be effective thirty (30) days after it is adopted, and, after it is adopted, shall be published as provided by law.

Introduced and read at a regular meeting of the City Council of the City of Yuba City on the 15<sup>th</sup> day of June, 2010, and passed and adopted at a regular meeting held on the 3<sup>rd</sup> day of August, 2010.

AYES:

NOES:

ABSENT:

---

MAYOR

ATTEST:

---

CITY CLERK

APPROVED AS TO FORM:

---

CITY ATTORNEY

## ATTACHMENT 2

## ATTACHMENT 2

### **Lincoln East Specific Plan**

*Please refer to the electronic version  
found at the link below:*

[https://www.yubacity.net/city\\_hall/departments/development\\_services/planning/plans/lincoln\\_east\\_specific\\_plan](https://www.yubacity.net/city_hall/departments/development_services/planning/plans/lincoln_east_specific_plan)



**CITY OF YUBA CITY  
PLANNING COMMISSION  
STAFF REPORT**

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**Date:** August 25, 2021  
**To:** Planning Commission  
**From:** Development Services Department  
**Presentation by:** Benjamin Moody, Development Services Director

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**Subject:** **Addendum to the City of Yuba City General Plan EIR and 2021-2029 City of Yuba City General Plan Housing Element**

**Recommendation:** Adopt a Resolution recommending the City Council of the City of Yuba City adopt a Resolution to approve the 2021-2029 City of Yuba City General Plan Housing Element and associated Addendum to the General Plan Environmental Impact Report (EIR).

---

**Purpose:**

To hold a public hearing on the 2021-2029 Housing Element and associated California Environmental Quality Act assessment and provide a recommendation to the City Council for approval.

**Background:**

**Purpose of Housing Element.** The purpose of a General Plan Housing Element is to identify current and projected housing needs, and set goals, policies, and programs to address those needs. Housing Elements are required to be updated on eight-year cycles and are subject to the review and approval of the State Housing and Community Development Department (HCD). The proposed 2021–2029 Housing Element will replace the existing 2013-2021 Housing Element that was adopted in 2014 and serve as the City of Yuba City's guiding policy document to meet future housing needs for all of the City's economic levels.

**Housing Element Adoption and Certification Timing.** The updated Housing Element is required to be adopted by May 15, 2021. Per SB 375, there is a 120-day grace period that requires the City to adopt the Housing Element by September 10th in order to stay on an 8-year update cycle. Staff from the Development Services Department and consultants from PlaceWorks provided the Planning Commission and the public with an overview of the Housing Element process and contents at a public hearing on April 28, 2021.

The Public Review Draft Housing Element was made available on the City's website on June 14, 2021 and submitted to HCD for an initial 60-day review on June 15, 2021. Comments from HCD on the draft were received in late July. In response to these comments, a revised draft was

submitted to HCD on July 30, 2021. HCD provided the City with a letter dated August 12, 2021, that acknowledges the revisions submitted on July 30, 2021, and outlines additional, minor revisions needed to meet statutory requirements. These revisions are included in the attached Housing Element.

Pending adoption of the Housing Element by the City Council, it will then be submitted to HCD for a 90-day review period. Upon confirmation of the documents' compliance, HCD will issue a letter to this effect; at this point, the document is said to be "certified".

Copies of the Housing Element, Addendum, and letter from HCD are attached.

### **Analysis:**

#### **2021-2029 City of Yuba City General Plan Housing Element.**

Per State requirements, the City's proposed 2021 – 2029 Housing Element Update includes the following components:

- Analysis of existing and projected housing needs
- Assessment of Fair Housing
- Inventory of available land for housing
- Analysis of potential constraints on housing
- Evaluation of previous housing element
- Goals, policies, and implementation programs

**Regional Housing Needs Assessment (RHNA).** HCD determines the number of housing units that regions throughout the state must plan for. Sacramento Area Council of Governments (SACOG) is responsible for developing a methodology for allocating these units by income category to each city and county in the region. The City is not responsible for building these allocated housing units, but the City is responsible for identify adequately zoned vacant land to accommodate the development of these units. The City of Yuba City was assigned 3,308 of SACOG's 153,512 new housing units. Due to a carryover (remaining unaccommodated need) RHNA from the previous Housing Element cycle, 529 units are added to 3,308 resulting in 3,837. Based on the City's current land inventory the City does not have enough land zoned at a minimum of 20 units an acre to meet the high density RHNA allocation. Therefore, the element includes Program H-C-7 to address a shortfall of adequate sites and unaccommodated need from the prior planning period. Government Code section 65584.09 requires the unaccommodated housing need to be addressed (rezoned) within the first year of the new planning period. Program H-C-7 commits the City to complete the rezoning of sites by May 15, 2022.

**Housing Program 2021-2029.** The programs were updated to meet some of the new housing element related laws including additional programs to promote and affirmatively further fair housing opportunities.

### **Environmental Determination:**

An addendum to the City's General Plan Environmental Impact Report (EIR), certified in February 2004 (State Clearinghouse Number 2001072105) was prepared to evaluate the environmental impact of the proposed update to the City's Housing Element (Project).

**Recommended Action:**

Adopt a Resolution recommending the City Council of the City of Yuba City adopt a Resolution to approve the 2021-2029 City of Yuba City General Plan Housing Element and associated Addendum to the General Plan Environmental Impact Report (EIR).

**Attachments:**

1. Planning Commission Resolution

Exhibit A: 2021-2029 City of Yuba City General Plan Housing Element (available online at

[https://www.yubacity.net/city\\_hall/departments/development\\_services/housing\\_c\\_d\\_b\\_g/housing\\_element](https://www.yubacity.net/city_hall/departments/development_services/housing_c_d_b_g/housing_element))

2. Addendum to the City of Yuba City General Plan EIR
3. Letter from HCD to City of Yuba City dated August 12, 2021

## ATTACHMENT 1



**PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
YUBA CITY RECOMMENDING THE CITY COUNCIL APPROVE THE  
2021-2029 CITY OF YUBA CITY GENERAL PLAN HOUSING ELEMENT  
AND ASSOCIATED ADDENDUM TO THE GENERAL PLAN  
ENVIRONMENTAL IMPACT REPORT (EIR)**

**WHEREAS**, the California Legislature has determined that the availability of housing is a matter of statewide importance and that cooperation between government and the private sector is critical to attainment of the State's housing goals; and

**WHEREAS**, California Government Code Section 65588(b) requires the City of Yuba City to periodically prepare and update to the Housing Element of its General Plan; and

**WHEREAS**, as provided in Government Code Section 65350 et. seq., this 2021-2029 Housing Element constitutes a General Plan Amendment ("Project"); and

**WHEREAS**, the City of Yuba City prepared the draft 2021-2029 Housing Element in accordance with California Housing Element Law (Government Code section 65580 et seq.); and

**WHEREAS**, California Government Code Section 65583 requires that the Housing Element Update contain: (i) an assessment of the City's housing needs and an analysis of the resources and constraints, both governmental and non-governmental, relevant to the meeting of these needs; (ii) an inventory of land suitable and available for residential development and an analysis of the development potential of such sites; (iii) a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; and (iv) programs that set forth a schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing Element Update; and

**WHEREAS**, the City's share of the regional housing need was established in the Regional Housing Needs Assessment Plan prepared and adopted by the Sacramento Area Council of Governments (SACOG) in March 2020. The allocation establishes the number of new units needed, by income category, to accommodate expected population growth over the planning period of the Housing Element; and

**WHEREAS**, Housing Element Law requires the Housing Element to identify adequate sites to accommodate the City's Regional Housing Needs Allocation (RHNA) for all income categories, and the Housing Element Update identifies sites that can accommodate housing exceeding the City's RHNA; and

**WHEREAS**, in accordance with Government Code Section 65585(b), the City on June 14, 2021, submitted a draft Housing Element to the California Department of Housing and Community Development (HCD) and submitted revisions to HCD dated July 30, 2021; and received a letter from HCD dated August 12, 2021 which found that the City's draft Housing Element required revisions to comply with Housing Element Law; and

**WHEREAS**, the City incorporated each of HCD's specific requirement identified in the August 12, 2021 letter into the City's 2021-2029 Housing Element (Exhibit A); and

**WHEREAS**, the City has determined that the project would not cause any new significant environmental impacts or substantially increase the severity of significant environmental impacts disclosed in the General Plan EIR. Thus, the proposed project does not trigger any of the conditions in CEQA Guidelines Section 15162 mandating the preparation of a subsequent EIR, and the appropriate environmental document authorized by CEQA Guidelines Section 15164(b) is an addendum; and

**WHEREAS**, the City has prepared an Addendum to the General Plan EIR for the 2021-2029 Housing Element Update that fully demonstrates that the analysis in the General Plan EIR (State Clearinghouse Number 2001072015), adequately addresses the potential physical impacts associate with implementation of the proposed project, and the proposed project would not trigger any of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on August 25, 2021, to consider the General Plan EIR Addendum and the 2021-2029 Housing Element Update; and

**WHEREAS**, after considering all information provided to it, and providing an opportunity to the public to provide public testimony, the Planning Commission now desires to recommend the City Council adopt the proposed General Plan EIR Addendum and the 2021-2029 City of Yuba City General Plan Housing Element.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Yuba City as follows:

1. Recitals: The Planning Commission hereby finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.
2. CEQA Findings: The Planning Commission recommends the City Council adopt an Addendum to the General Plan EIR (State Clearinghouse Number 2001072015) for the 2021-2029 Housing Element Update. The General Plan EIR was previously prepared and certified in February of 2004. The Planning Commissions recommends the City Council find that the General Plan EIR adequately addresses the potential physical impacts associated with the proposed updates to the Housing Element of the General Plan as proposed, and the proposed project would not trigger any of the conditions described in the California Environmental Quality Act (CEQA) Guidelines

Section 15162 calling for the preparation of a subsequent EIR or negative declaration. In this regard, the Planning Commission further recommends the City Council find as follows:

- a. No substantial changes are proposed in the project which will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Basis: As discussed in greater detail in the Addendum, the program changes included in the proposed Housing Element are limited to complying with state law, combining programs with similar intent to aid in implementation, or elimination of programs where the City has already completed the identified task. The proposed Housing Element also identifies a number of sites that could potentially accommodate the City's Regional Housing Needs Assessment (RHNA) requirements; however, it would not include any rezoning or general plan amendments at this time. Because the proposed Housing Element would not affect the land use pattern of the City or result in any physical change to the environment, the update to the Housing Element would not result in any new environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR. Environmental review would be performed when changes to zoning and general plan land uses are proposed. All development in Yuba City must be consistent with the General Plan, and if a discretionary action, would also be subject to CEQA.

The proposed changes to the Zoning Code identified in Table 1-1 of the Housing Element represent modification of existing policy to either streamline development that is already allowed or make the code consistent with State law or implement new programs. As all the sites that these modified programs would affect are currently designated for development in the Land Use Element of the General Plan, there would be no change in the physical impact associated with future development. Therefore, policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

- b. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Basis: As discussed previously, the proposed Housing Element programs are similar to the existing policies of the General Plan. The proposed 2021–2029 Housing Element includes 13 amended programs and 10 new programs. As

stated previously, these amended and new programs would not result in new significant environmental impacts.

- c. There is no new information, which was not known and could not have been known at the time of the previous EIR that the project will have significant effects not discussed in the EIR.

Basis: The proposed project would have the same significant impacts as those disclosed in the certified General Plan EIR. The General Plan EIR identified potentially significant impacts for land use, transportation, open space and agriculture, parks and recreation, schools and community facilities, public facilities and utilities, air quality, noise, public safety, hazardous materials, geology, soils and seismicity, biological resources, hydrology, flooding and water quality, and cultural resources. The policies identified in the General Plan EIR to reduce physical environmental effects would also apply to the proposed project. The proposed Housing Element identifies a number of sites that could potentially accommodate the City's RHNA; however, it would not include any rezoning or general plan amendments. Therefore, the Land Use Element would remain unchanged from the document evaluated in the General Plan EIR until specific sites are selected for development. Physical change to the environment would occur from implementation of the Land Use Element of the General Plan, not the proposed Housing Element. Because the proposed project does not include land use changes and the new and amended programs identified in Table 1-1 would not affect land use patterns in the City or result in physical changes to the environment, there would be no new or more severe significant impacts associated with the proposed 2021–2029 Housing Element.

- d. None of the mitigation measures and alternatives previously determined to be infeasible are now feasible. In addition, no new mitigation measures or alternatives that would substantially reduce one or more significant effect on the environment have been identified.

Basis: The proposed project includes policy-level changes that are limited to complying with State law and would not result in physical changes to the environment that were not disclosed in the General Plan EIR. Moreover, the proposed project would not create new impacts or the need for additional mitigation measures. The policies identified in the General Plan EIR would reduce physical environmental effects associated with future development. These policies in the General Plan EIR would also apply to the 2021–2029 Housing Element. The City is required to adopt a Housing Element, and the element must be reviewed and certified by the Housing and Community Development Department. There is no feasible alternative to adopting a Housing Element. The update to the Housing Element would not result in significant environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR; therefore, there is no need for new mitigation measures or alternatives.

Based upon these findings, and the information within the administrative record, the Planning Commission recommends the City Council adopt an Addendum to the General Plan EIR as authorized by CEQA Guidelines Section 15164(b).

3. State Law Compliance: The Planning Commission finds that the 2021-2029 Housing Element of the General Plan substantially complies with Housing Element Law, as provided in Government Code 65580 et seq. and is consistent with the Land Use and other elements of the City's General Plan. The proposed amendments reflect the latest requirements of State Law for housing elements and are consistent with sound planning principles in that the proposed policies and proposed implementing regulation are compatible and ensure that the goals and policies of the General Plan can be adequately implemented to achieve the community's vision.
4. General Plan Consistency. The Planning Commission finds the proposed 2021-2029 Housing Element complies with the policies of the City's General Plan.
5. Public Benefits. The Planning Commission finds the proposed 2021-2029 Housing Element is a public benefit.
6. No Detrimental Impact. The Planning Commission finds that the proposed 2021-2029 Housing Element will not be detrimental, or cause adverse effects, to adjacent property owners, residents, or the general public.
7. Recommendation of Approval of 2021-2029 Housing Element. Based on the information provided above, the Planning Commission recommends to the City Council of the City of Yuba City adopt the 2021-2029 Housing Element as set forth in Exhibit A.
8. Effective Date of Resolution. This Resolution shall become effective immediately.

The foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Yuba City at a regular meeting thereof held on August 25, 2021 by the following vote:

Ayes:

Noes:

Absent:

Recused:

By order of the Planning Commission of the City of Yuba City.

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Michele Blake, Planning Commission  
Chair

ATTEST:

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Benjamin Moody, Secretary to the Planning Commission

Exhibit A: 2021-2029 Housing Element

## Exhibit A



1201 Civic Center Boulevard | Yuba City, CA 95993 | [www.yubacity.net](http://www.yubacity.net)

# 2021-2029 HOUSING ELEMENT UPDATE

**ADOPTION DRAFT**  
ADOPTED TBD  
RESOLUTION NO. TBD









1201 Civic Center Boulevard | Yuba City, CA 95993 | [www.yubacity.net](http://www.yubacity.net)

# 2021-2029 HOUSING ELEMENT UPDATE

**ADOPTION DRAFT**  
ADOPTED TBD  
RESOLUTION NO. TBD

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# 1 Introduction

This is the City of Yuba City's 6th cycle, 2021-2029 Housing Element update. 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 that includes an analysis of population and housing characteristics, employment and population projections, special housing needs, subsidized rental housing at risk of conversion, future housing construction need (regional housing allocation), and opportunities for energy conservation.
- An analysis of constraints (governmental and non-governmental) to the maintenance, improvement, or development of housing for all income levels.
- An inventory of vacant and underutilized sites by zoning category and General Plan land use designation, with an assessment of the availability of public facilities, and services to those sites.
- A housing strategy containing an evaluation of past program achievements, goals, and policies, and an eight-year schedule of implementing actions with quantified objectives.
- Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

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. The City is completing an update to its other General Plan elements concurrently with this Housing Element update. The City will incorporate mandated Environmental Justice goals and policies into existing General Plan elements as they are updated.

## Data Sources

The Sacramento Area Council of Governments (SACOG) provided two data packages for the 6th cycle update. Both were approved by the California Department of Housing and Community Development (HCD). These are the primary sources used in this Housing Element for data on population, housing, employment, and income. SACOG's first data package is primarily point-in-time data based off the 2013-2017 U.S. Census American Community Survey (ACS) five-year data and covers Total Population, Total Housing Units, Employment by Industry, Household Characteristics, Housing Stock Characteristics, Disability, Farm Workers, Homeless, and Assisted Units (both at-risk and all other). SACOG's second data package is primarily trend data based off the 2000 Census, the 2010 Census, and Census ACS five-year data products from 2010-2014 and 2014-2018 time spans. These tables are a continuance of the Housing Element data provided to jurisdictions for the 2013-2021 Regional Housing Needs Allocation (RHNA) cycle and in most cases include that prior data with the addition of more recent ACS data. In cases where previous Census tables had been discontinued, other similar Census tables were identified, and data provided wherever possible. Data package two topics include: Population Trend Characteristics (Gender/Age/Race-Ethnicity), Employment by Industry Trends, Household Trends, Household Income Trends, Housing Stock Trends, Disability Trends, Elderly Trends, Large Household and Female-Headed Household Trends, and detailed Homeless Trends.



Where additional data was needed during the preparation of this Housing Element, it was obtained from sources including the California Department of Finance, U.S. Census, ACS, Comprehensive Housing Affordability Strategy (CHAS), HCD, real estate websites, California Department for Developmental Disabilities, Department of Social Services, Community Care Licensing Division, Sutter-Yuba Homeless Consortium Continuum of Care, and the California Housing Partnership Corporation.

Due to differences in sampling methods and sample sizes, the total number of households or total population may show slight differences between data sources. Many tables in this assessment use data from the 2014-2018 ACS. However, other data sources, such as the 2012-2016 CHAS and the California Department of Finance housing survey were used and may show slight differences.

## **Summary of Population and Housing Characteristics**

- The population in Yuba City grew 4 percent between 2010 and 2019, from 64,925 people to 67,536 people. Neighboring jurisdictions of Live Oak and Marysville each grew by 5 percent during that time, while unincorporated Sutter County decreased by 1 percent (California Department of Finance). The annexation of unincorporated land is a factor in the population changes. The estimated 2020 population was 70,458 (California Department of Finance).
- The number of people aged 19 and younger decreased by 7 percent between 2010 and 2018 (20,328 residents to 18,917 residents). During the same time, the population aged 60 and older grew by 22 percent (10,645 residents to 12,965 residents) (U.S. Census, ACS). This may indicate an increased need for housing for seniors.
- In 2018, 43 percent of Yuba City residents identified as White (28,502 residents), 19 percent were Asian (12,390 residents), and 2 percent were African American (1,450 residents). Thirty percent of all residents (19,931 residents) were of Hispanic origin (ACS).
- Between 2010 and 2018, the number of households in Yuba City grew by 5 percent (from 21,550 to 22,572), while the number of housing units only increased by 2 percent (from 23,174 to 23,690) (ACS). Average household size remained approximately the same (2.9 in 2010 and 3.0 in 2018) (California Department of Finance).
- In 2018, the homeowner vacancy rate in Yuba City was 1.5 percent and the rental vacancy rate was 3.5 percent (ACS). According to the Yuba-Sutter Economic Development Corporation, in 2018, the region's vacancy rate was estimated at 8.34 percent, suggesting that housing pressures are higher in Yuba City than in the surrounding region.
- In 2019, 66 percent of the homes in Yuba City were detached single-family, 4 percent were attached single-family, 8 percent were multifamily located in a 2- to 4-unit structure, 18 percent were multifamily located in a 5+ unit structure, and 4 percent were mobile homes or trailers. (California Department of Finance).
- Among lower-income households, 70 percent of renters (6,480 households) and 63 percent of owner-occupied households (1,895 households) are overpaying for housing (paying 30 percent or more of their gross monthly income). This indicates a significant need for housing that is affordable to lower-income groups.

## 2 Public Outreach

State law requires the City of Yuba City (the City) to solicit public participation during the update of the Housing Element. Public participation assists the City with identifying and analyzing existing and projected housing needs to preserve, improve, and develop housing for all income segments of the community. To meet the requirements of California law, the City has completed public outreach and encouraged community involvement, as described herein.

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. The Point in Time Count prepared by the Consortium was used in the preparation of the Housing Element. A one-on-one consultation with the Consortium's Executive Director, Johnny Burke was conducted to obtain input for this Housing Element and Consortium members will be invited to the Planning Commission Study Session on April 28, 2021 and included in the distribution list for the Public Draft Housing Element. 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. The most recent CDBG Consolidated Plan and Analysis of Impediments to Fair Housing was completed in 2020 and covers the years 2020 – 2024. The City held two public meetings on the CDBG Consolidated Plan and Analysis of Impediments to Fair Housing, however no feedback from the public was received. These efforts collectively provide valuable insight into affordable housing and the housing needs of the homeless and special-needs populations. The City has used the information obtained through these forums in the development of housing policies and programs.

### Consultations

In November and December 2020 and March 2021, 13 agencies and organizations were contacted to request their feedback on housing needs in Yuba City. One-on-one interviews were conducted with these 10 organizations:

- St. Andrews Presbyterian Church
- Twin Cities Rescue Mission
- Central Valley Homeless Assistance Veterans Program
- Hands of Hope
- Sutter-Yuba Homeless Consortium
- Regional Housing Authority for Sutter and Nevada Counties
- California Rural Legal Assistance
- Alta California Regional Center
- Sutter-Yuba Mental Health Services
- FREED Center for Independent Living

The stakeholders were asked the following questions:

1. Opportunities and concerns: What three top opportunities do you see for the future of housing in the City? What are your three top concerns for the future of housing in Yuba City?
2. Housing preferences: What types of housing do your clients prefer? Is there adequate rental housing in the City? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
3. Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
4. Housing conditions: How would you characterize the physical condition of housing in Yuba City? What opportunities do you see to improve housing in the future?
5. Equity and Fair Housing: What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?
6. How has COVID affected the housing situation?

Through these consultations, the stakeholders expressed several concerns for unmet housing needs and barriers to access housing in Yuba City. Overall, stakeholders identified the lack of affordable housing as a top concern for the future of housing in the city. Lack of affordable housing can exacerbate existing concerns for overcrowding, overpayment, and homelessness. Stakeholders attributed the lack of affordable housing in Yuba City to the housing market influencing rising rents, due in part to the cost of development, which outpaces the ability for residents to access housing. Where affordable rental housing is available, standards to secure housing, such as prior rental history and credit checks, continue to make housing inaccessible for some very low- and extremely low-income households. Additionally, the heightened competition for limited affordable housing puts populations that need assistance in applying for housing, such as seniors or persons with a disability, at a disadvantage. (See Programs H-A-3, H-D-1, H-D-5, H-D-6.)

Stakeholders serving homeless individuals expressed that in addition to the need for affordable housing, persons experiencing homelessness need services to support re-entry to housing situations. To prevent persons re-entering homelessness, access to affordable housing needs to be coupled with substance-abuse services, mental health services, self-sufficiency education, and job opportunities. Additionally, service providers emphasized the importance of homeless prevention programs and services that keep vulnerable populations housed, such as extremely low-income households and seniors and persons with disabilities living on a fixed income. (See Program H-D-5.)

Stakeholders expressed that stronger code enforcement program that encouraged rehabilitation would benefit all residents. They felt that of the available affordable housing options, many of them are in physical disrepair and are not accessible or safe for residents. A stronger code enforcement program could address rehabilitation and preservation of existing housing stock without displacing current residents. Rehabilitation and preservation of existing housing stock can also address housing supply concerns. (See Program H-A-1.)

Stakeholders agreed that their clients are primarily seeking affordable rental housing, particularly for extremely low-income households, and suggested that opportunities for housing ownership for very low- and extremely low-income households would only be successful with a significant subsidized loan program. (See Programs H-C-1 and H-D-1.)

As of March 2021, the impacts of the COVID-19 pandemic to housing in Yuba City were not yet fully understood by stakeholders, as the eviction moratorium was an ongoing and significant measure to ensure that residents maintain housing. Stakeholders anticipating an increase in un-housed residents when the moratorium has lifted commented that the COVID-19 pandemic has amplified the need for more affordable housing in Yuba City, as well as policies similar to the eviction moratorium to protect tenants. (See Programs H-A-3, H-B-2, H-C-1, H-D-3, and H-D-5.) The City implemented two programs in response to COVID-19: a Mortgage Assistance program, which provides up to 90 days of mortgage assistance to qualified residents who are behind in mortgage, and the Emergency Winter Shelter Program which provides funding for additional days/nights the emergency winter shelter will be open and helps to cover the COVID-19 costs that have increased operation costs.

Stakeholders discussed alleged fair housing issues in the city. These issues may be addressed through community education to increase understanding of rights and responsibilities of tenants, landlords, homeowners, and property owners. (See Program H-F-1.)

Comments provided during these consultations that are related to fair-housing issues are described in greater detail in *Section 4, Assessment of Fair Housing*.

Comments have been considered and when required by state law or are appropriate and feasible based on the City's available resources, changes have been made to the plan to address the comments. The list of interviewees is included in Appendix A.

[THIS SECTION WILL BE UPDATED WITH INPUT RECEIVED ON THE PUBLIC REVIEW DRAFT]

## **Public Meetings and Hearings**

[THIS SECTION WILL BE UPDATED WITH INFORMATION FOLLOWING THE SCHEDULED PUBLIC MEETING AND SUBSEQUENT ADOPTION HEARINGS.]

See Appendix I for information on public noticing and distribution lists.

The City of Yuba City held a public meeting with the Planning Commission on April 28, 2021, to solicit public input and encourage public participation in the Housing Element update. Translation services were available upon request; however, none were requested. No public comment was received. Planning Commissioner Adams expressed support for mixed-use development in the Plumas Street Corridor /Freemont area near downtown. The other Commissioners concurred.

## **Response to Input Received**

In response to input received on the Public Review Draft Housing Element, revisions were made as follows [SECTION WILL BE UPDATED WITH A SUMMARY OF THE INPUT AND THE CORRESPONDING PROGRAMS.]:

The changes described herein 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 because of the City's limited resources for additional programs, the comment addressed an issue that is not within the City's purview, or because the comment was sufficiently addressed in the Public Review Draft Housing Element.

### 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.

*Note: Due to differences in sampling methods and sample sizes, the total number of households or total population may show slight differences between data sources. Many tables in this assessment use data from the 2014-2018 American Community Survey (ACS). However, other data sources, such as the 2012-2016 Comprehensive Housing Affordability Strategy (CHAS) and the Department of Finance housing survey, were used and may show slight differences.*

#### Population

Yuba City's population growth has been strong but variable throughout the twentieth and early twenty-first 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, Yuba City's population has grown significantly from 64,925 in 2010 to 67,536 in 2019. Since 2010, the population in Yuba City has increased by 4 percent (2,611 additional residents). When compared to neighboring jurisdictions, Yuba City had the third-largest population growth between 2010 and 2019. Live Oak and Marysville's populations increased 5 percent in the same time period. Sutter County's overall population increased by 3 percent, while the population of the unincorporated area of the county decreased by 1 percent. The population change in Sutter County and Yuba City is largely attributed to the City's annexation of unincorporated land. In addition, there was an influx of population in Sutter County and its cities as a result of the Camp Fire in Paradise in nearby Butte County that may not be fully accounted for in Table 3-1. According to Department of Finance estimates released in 2020, the estimated 2020 Yuba City population was 70,458 (most recent data available, as of March 2021).

**Table 3-1: Population Trends in Yuba City and Neighboring Jurisdictions (2010 to 2019)**

<i>Jurisdiction</i>	<i>Population</i>			<i>Absolute Change</i>	<i>% Change</i>
	2010	2015	2019	2010-2019	2010-2019
<b>Sutter County Total</b>	<b>94,737</b>	<b>96,383</b>	<b>97,490</b>	<b>2,753</b>	<b>3%</b>
Live Oak	8,392	8,496	8,840	448	5%
Yuba City	64,925	66,982	67,536	2,611	4%
Unincorporated Sutter County	21,420	20,905	21,114	-306	-1%
Marysville	12,072	12,263	12,627	555	5%

*Source: SACOG 2020; California Department of Finance, E-1 Population Estimates, 2019.*

Table 3-2 shows the estimated distribution of residents by age group within Yuba City. According to the 2014-2018 ACS, 15 percent of Yuba City residents (9,991 residents) were between the ages of 25 and 34 in 2018. The majority of residents (57 percent; 38,048 people) were between the ages of 20 and 64 in 2018 and constitute the City's workforce-age population. Elderly residents (age 65 or greater) made up 14 percent of the population (9,423 residents) in 2018.

Those aged 20 to 64 (the workforce age group) made up 57 percent of the population in 2010 and 2018. The number of residents between the ages of 65 and 74 increased by 30 percent during this time period, but this age group represents only 8 percent of the total population (5,293 residents in 2018).

The number of people aged 19 and younger decreased by 7 percent between 2010 and 2018 (20,328 residents to 18,917 residents). During the same period, the population aged 60 and older grew by 22 percent (10,645 to 12,965 residents). This may indicate an increased need for housing for seniors. Programs H-D-4 and H-D-5 are included to address these needs.

**Table 3-2: Age Distribution in Yuba City (2018)**

Age Group	2010		2018		2010 to 2018	
	Population	Percent of Total	Population	Percent of Total	Absolute Change	Percent Change
Under 5 years	5,256	8%	4,911	7%	-345	-7%
5 – 9 years	5,115	8%	4,996	8%	-119	-2%
10 – 14 years	4,893	8%	4,517	7%	-376	-8%
15 – 19 years	5,064	8%	4,493	7%	-571	-11%
20 – 24 years	4,616	7%	4,293	6%	-323	-7%
25 – 34 years	9,251	14%	9,991	15%	740	8%
35 – 44 years	8,324	13%	8,406	13%	82	1%
45 – 54 years	8,323	13%	8,007	12%	-316	-4%
55 – 59 years	3,438	5%	3,809	6%	371	11%
60 – 64 years	3,049	5%	3,542	5%	493	16%
65 – 74 years	4,059	6%	5,293	8%	1,234	30%
75 – 84 years	2,524	4%	2,859	4%	335	13%
85 years and over	1,013	2%	1,271	2%	258	25%
<b>Total</b>	<b>64,925</b>	<b>100%</b>	<b>66,388</b>	<b>100%</b>	<b>1,463</b>	<b>2%</b>

*Note: Items may not sum to total due to rounding.*

*Source: 2010 US Census, 2014-2018 ACS (SACOG)*

According to the 2014-2018 ACS, 43 percent of Yuba City residents were White (28,502 residents), 19 percent were Asian (12,390 residents), and 2 percent were African American (1,450 residents) (see Table 3-3). Thirty percent of all residents (19,931 residents) were of Hispanic origin. This is less than Live Oak (50 percent of the population) and slightly more than unincorporated Sutter County (24 percent of the population). Additionally, Yuba City has a significantly higher Asian population than neighboring jurisdictions.

**Table 3-3: Total Population by Race/Ethnicity in Yuba City and Neighboring Jurisdictions (2018)**

Race/ Ethnicity	Sutter County Total		Live Oak		Yuba City		Unincorporated Sutter County		SACOG Region	
	#	%	#	%	#	%	#	%	#	%
Hispanic	29,354	31	4,333	50	19,931	30	5,090	24	191,731	26
Non-Hispanic										
White	44,769	47	3,116	36	28,502	43	13,151	63	320,672	43
African American	1,793	2	156	2	1,450	2	187	1	70,735	10
Asian	14,532	15	786	9	12,390	19	1,356	6	106,666	14
Other	1,254	1	46	1	916	1	292	1	15,277	2
Two or More	4,170	4	185	2	3,199	5	786	4	34,512	5
<b>Total Population</b>	<b>95,872</b>	<b>100</b>	<b>8,622</b>	<b>100</b>	<b>66,388</b>	<b>100</b>	<b>20,862</b>	<b>100</b>	<b>739,593</b>	<b>100</b>

Source: US Census, ACS 2018 5-year Estimates, Table DP05

## Households

The US Census defines a household as consisting of all the people who occupy a housing unit. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, such as partners or roomers, is also counted as a household. The US Census defines a family as a group of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together. The definition of family in the City's code is "One or more persons occupying a residence and living as a single housekeeping unit as distinguished from a group occupying a boarding house or hotel." This is compliant with California fair housing law. The US Census defines a family household as a household maintained by a householder who is in a family (as defined above) and includes any unrelated people (unrelated subfamily members and/or secondary individuals) who may be residing there. The number of family households is equal to the number of families. However, the count of family household members differs from the count of family members in that the family household members include all people living in the household, whereas family members include only the householder and his/her relatives.

Between 2010 and 2018, the number of households in Yuba City grew by 5 percent, while the number of housing units only increased by 2 percent during that time (see Table 3-4). The number of households in Yuba City increased from 21,550 in 2010 to 22,572 in 2018 according to the 2014-2018 ACS, a 5-percent increase. The number of housing units increased from 23,174 in 2010 to 23,690 in 2018, a 2-percent increase. Household size remained approximately the same. The California Department of Finance identifies an average household size of 3.00 in 2018, compared to an average household size of 2.99 in 2010.

**Table 3-4: Household Growth Trends in Yuba City (2010 and 2018)**

	2010	2018	Absolute Change	% Change
			2010-2018	2010-2018
Total Households	21,550	22,572	1,022	5%
Total Housing Units	23,174	23,690	516	2%
Average Household Size	2.99	3.00	0	<1%

Source: 2014-2018 ACS, 2010 Census, California Department of Finance, (SACOG Housing Element Data)



In 2018, the largest household type in Yuba City was family households. As seen in Table 3-5, 72 percent of Yuba City households were family households (16,208 households) and 52 percent (11,833 households) were married couples either with or without children in 2018. Female-headed households with children made up 8 percent of the City’s households (1,761 households), and 28 percent of Yuba City households were non-family households (6,364 households). Thirty-seven percent of households were families with children, a majority of which were married couple families with children.

**Table 3-5: Household Types in Yuba City (2010 and 2018)**

<i>Household Type</i>	<i>2010</i>		<i>2018</i>		<i>2000 to 2018</i>	
	<i>Population</i>	<i>Percent of Total</i>	<i>Population</i>	<i>Percent of Total</i>	<i>Absolute Change</i>	<i>Percent Change</i>
Family Households	15,567	73%	16,208	72%	641	4%
With Own Children	8,242	39%	8,267	37%	25	0%
Married Couple Families	11,580	54%	11,833	52%	253	2%
With Own Children	5,908	28%	5,620	25%	-288	-5%
Female Householders	2,901	14%	2,874	13%	-27	-1%
With Own Children	1,870	9%	1,761	8%	-109	-6%
Male Householders	1,086	5%	1,501	7%	415	38%
Non-family Households	5,838	27%	6,364	28%	526	9%
<b>Total Households</b>	<b>21,405</b>	<b>100%</b>	<b>22,572</b>	<b>100%</b>	<b>1,167</b>	<b>5%</b>

*Note: Items may not sum to total due to rounding. Due to differences in sampling methods and sample sizes in the data sources, the total number of households or total population may show slight differences in the tables in this section.*

*Source: 2006-2010 and 2014-2018 ACS*

## Local Housing Supply

According to the 2018 ACS, there were an estimated 22,572 occupied housing units in Yuba City, an increase of 1,167 housing units (5.4 percent) from the 21,405 occupied housing units reported in the 2010 US Census (see Table 3-6). In both 2010 and 2018, most renters lived in single-family homes (see Table 3-7). According to Table 3-8, the most common household sizes in both 2010 and 2018 were two-person households for owner-occupied homes and either one- or two-person for renter-occupied households. Table 3-9 shows that most homeowners in Yuba City were between the ages of 35 and 54 in 2017.

## Housing Tenure

Table 3-6 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 2018 ACS, 53 percent of occupied households owned their homes and 47 percent rented (most recent data available, as of March 2021). The share of owner-occupied housing units decreased from 2010 to 2018 from 58 percent in 2010 to 53 percent in 2018. Department of Finance estimates from 2020 estimate that there are currently 22,478 occupied housing units in the city.

**Table 3-6: Housing Units by Tenure in Yuba City (2010 to 2018)**

	2010		2018	
	<i>Housing Units</i>	<i>Percent Occupied</i>	<i>Housing Units</i>	<i>Percent Occupied</i>
Occupied	21,405	100%	22,572	100%
Owner-Occupied	12,421	58%	11,880	53%
Renter-Occupied	8,984	42%	10,692	47%

*Source: 2014-2018 ACS, 2006-2010 ACS*

### **Vacancies**

The 2018 ACS reported that the overall housing vacancy rate in Yuba City was 5 percent, a decrease from 7 percent in 2010. Of the 1,193 vacant housing units in Yuba City in 2018, the majority (386 units, or 32 percent of vacancies) were for rent. In 2018, the overall vacancy rate for homeowners in the city was 1.5 percent, and 3.5 percent for rental units. According to the Yuba-Sutter Economic Development Corporation, in 2018, the region's vacancy rate was estimated at 8.34 percent, suggesting that housing pressures are higher in Yuba City than in the surrounding region. Department of Finance estimates from 2020 estimate that the overall vacancy rate as of January 2020 was 5.5 percent.

**Table 3-7: Housing Vacancies in Yuba City (2010 to 2018)**

	2010		2018	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Vacant	1,624	100%	1,193	100%
For Rent	713	44%	386	32%
For Sale Only	285	18%	185	16%
Rented or Sold, Not Occupied	68	4%	102	9%
For Seasonal, Recreational, or Occasional Use	72	4%	52	4%
For Migrant Workers	0	0%	0	0%
Other Vacant	486	30%	468	39%
Homeowner Vacancy Rate	2.1%		1.5%	
Rental Vacancy Rate	6.3%		3.5%	

*Source: 2010 US Census, 2014-2018 ACS (SACOG Housing Element Data), 2006-2010 ACS*

### **Renters by Housing Unit Type**

Table 3-8 shows what types of homes renters occupied in both 2010 and 2018 based on estimates provided by the US Census Bureau. In 2018, 49 percent of renters lived in a single unit, either attached or detached. In 2010, 41 percent of renters lived in the same situation. Program H-A-1 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 33 to 23 percent of the total renter-occupied housing units (2,976 in 2010 to 2,411 in 2018). In addition, the number of renters living in mobile homes or other unit types increased significantly between 2010 and 2018 with a 154-percent increase (229 additional households).

**Table 3-8: Renters in Single-Family and Multifamily Units in Yuba City (2010 and 2018 Estimate)**

	2010		2018		2010 - 2018 Estimate	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Absolute Change</i>	<i>Percent Change</i>
<b>Total Renter Occupied Housing Units</b>	<b>8,984</b>	<b>100%</b>	<b>10,692</b>	<b>100%</b>	<b>1,708</b>	<b>19%</b>
One Unit Detached or Attached	3,661	41%	5,238	49%	1,577	43%
2 - 9 Units	2,198	24%	2,665	25%	467	21%
10 or More Units	2,976	33%	2,411	23%	-565	-19%
Mobile Home and All Other Unit Types	149	2%	378	4%	229	154%

*Source: 2006-2010, 2014-2018 ACS*

### Household Size by Tenure

The size of households by tenure in Yuba City can be seen for both 2010 and 2018 in Table 3-9. In 2018, the largest household size category for owner-occupied households was two-person households. This was also the case in owner-occupied homes in 2010. Overall, the number of owner-occupied households increased 7 percent between 2010 and 2018. For renter-occupied homes, both one-person and two-person households were the most numerous household sizes in both 2018 (12 percent each, or 2,871 two-person households and 2,867 one-person households) and 2010 (10 percent each, or 2,244 two-person households and 2,241 one-person households). Across all households, two-person households were the most common size in both 2018 and 2010. The percent of households with five or more persons has not increased between 2010 and 2018; in both time periods, 16 percent of households had five or more people (3,425 households in 2010, 3,847 in 2018).

**Table 3-9: Household Size by Tenure in Yuba City (2010 and 2018)**

Household Tenure and Size	2010		2018		2010 to 2018	
	Number	Percent of Total	Number	Percent of Total	Absolute Change	Percent Change
<b>Owner-Occupied Household</b>						
1 Person household	2,451	11%	3,302	14%	851	35%
2 Person household	4,008	19%	4,566	19%	558	14%
3 Person household	1,565	7%	1,676	7%	111	7%
4 Person household	2,468	12%	1,987	8%	-481	-19%
5 Person household	1,189	6%	1,013	4%	-176	-15%
6 Person household	370	2%	284	1%	-86	-23%
7+ Person Household	370	2%	476	2%	106	29%
<b>Total Owner Occupied</b>	<b>12,421</b>	<b>58%</b>	<b>13,304</b>	<b>55%</b>	<b>883</b>	<b>7%</b>
<b>Renter-Occupied Household</b>						
1 Person household	2,241	10%	2,867	12%	626	28%
2 Person household	2,244	10%	2,871	12%	627	28%
3 Person household	1,509	7%	2,347	10%	838	56%
4 Person household	1,494	7%	930	4%	-564	-38%
5 Person household	925	4%	1,549	6%	624	67%
6 Person household	420	2%	174	1%	-246	-59%
7+ Person Household	151	1%	351	1%	200	132%
<b>Total Renter Occupied</b>	<b>8,984</b>	<b>42%</b>	<b>11,089</b>	<b>45%</b>	<b>2,105</b>	<b>23%</b>
<b>All Households</b>						
1 Person household	4,692	22%	6,169	25%	14,77	31%
2 Person household	6,252	29%	7,437	30%	1,185	19%
3 Person household	3,074	14%	4,023	16%	949	31%
4 Person household	3,962	19%	2,917	12%	-1,045	-26%
5 Person household	2,114	10%	2,562	11%	448	21%
6 Person household	790	4%	458	2%	-332	-42%
7+ Person Household	521	2%	827	3%	306	59%
<b>Total Households</b>	<b>21,405</b>	<b>100%</b>	<b>24,393</b>	<b>100%</b>	<b>2,988</b>	<b>14%</b>

Notes: Due to differences in sampling methods and sample sizes in the data sources, the total number of households or total population may show slight differences in the tables in this section.

Source: 2014-2018 and 2006-2010 ACS

### Householder Age by Tenure

Table 3-10 shows the age of households in Yuba City by tenure for the period covering 2010 to 2017 according to the Sacramento Area Council of Governments (SACOG) Housing Element Data Profile. In 2017, 20 percent of all householders (4,388 householders) were between the ages of 45 and 54. This was a slight decrease from 2010, where 21 percent of householders were in that age group. In both 2017 and 2010, 36 percent of householders were between the ages of 25 and 44 (7,981 in 2017 and 7,812 in 2010). The percentage of householders age 65 and over increased between 2010 (4,462 householders) and 2017 (5,142 householders), from 21 to 23 percent. The increase in the senior population indicates a need for housing to meet the needs of this age group.

**Table 3-10: Householders by Age and Tenure in Yuba City (2010 and 2017 Estimate)**

<i>Householder Tenure and Age</i>	<i>2010</i>		<i>2017</i>		<i>2010-2017</i>	
	<i>Number</i>	<i>Percent of Total</i>	<i>Number</i>	<i>Percent of Total</i>	<i>Absolute Change</i>	<i>Percent Change</i>
<b>Owner-Occupied Households</b>						
Householder 15 to 24 years	153	1%	37	0%	-116	-76%
Householder 25 to 34 years	1,276	6%	1,233	6%	-43	-3%
Householder 35 to 44 years	2,213	10%	1,765	8%	-448	-20%
Householder 45 to 54 years	2,861	13%	2,337	10%	-524	-18%
Householder 55 to 64 years	2,516	12%	2,541	11%	25	1%
Householder 65 to 74 years	1,667	8%	1,905	9%	238	14%
Householder 75 to 84 years	1,197	6%	1,313	6%	116	10%
Householder 85 years and over	383	2%	465	2%	82	21%
<b>Total Owner-Occupied</b>	<b>12,266</b>	<b>57%</b>	<b>11,596</b>	<b>52%</b>	<b>-670</b>	<b>-5%</b>
<b>Renter-Occupied Households</b>						
Householder 15 to 24 years	1,010	5%	825	4%	-185	-18%
Householder 25 to 34 years	2,412	11%	2,680	12%	268	11%
Householder 35 to 44 years	1,911	9%	2,303	10%	392	21%
Householder 45 to 54 years	1,701	8%	2,051	9%	350	21%
Householder 55 to 64 years	1,035	5%	1,402	6%	367	35%
Householder 65 to 74 years	571	3%	861	4%	290	51%
Householder 75 to 84 years	389	2%	392	2%	3	1%
Householder 85 years and over	255	1%	206	1%	-49	-19%
<b>Total Renter-Occupied</b>	<b>9,284</b>	<b>43%</b>	<b>10,720</b>	<b>48%</b>	<b>1436</b>	<b>15%</b>
<b>All Households</b>						
Householder 15 to 24 years	1,163	5%	862	4%	-301	-26%
Householder 25 to 34 years	3,688	17%	3,913	18%	225	6%
Householder 35 to 44 years	4,124	19%	4,068	18%	-56	-1%
Householder 45 to 54 years	4,562	21%	4,388	20%	-174	-4%
Householder 55 to 64 years	3,551	16%	3,943	18%	392	11%
Householder 65 to 74 years	2,238	10%	2,766	12%	528	24%
Householder 75 to 84 years	1,586	7%	1,705	8%	119	8%
Householder 85 years and over	638	3%	671	3%	33	5%
<b>Total Households</b>	<b>21,550</b>	<b>100%</b>	<b>22,316</b>	<b>100%</b>	<b>766</b>	<b>4%</b>

*Notes: These figures may differ slightly from Table 3-2, as this table only considers the age of the householder rather the ages of the entire population of the city.*

*Source: 2010 US Census and 2013-2017 ACS (SACOG Housing Element Data)*

## Housing Stock/Number of Bedrooms by Tenure

Table 3-11 shows the number of bedrooms in households by tenure for both 2010 and 2018. In 2018, 28 percent of owner-occupied homes had three bedrooms and only 0.2 percent had no bedroom. In 2010, 32 percent of owner-occupied homes had three bedrooms (the largest share of households) and in both 2018 and 2010, less than 1 percent had no bedroom. Between 2010 and 2018, the number of owner-occupied homes with one bedroom decreased from 118 to 71, a 40-percent decrease.

The largest percentage of renter-occupied homes in Yuba City in 2018 had two bedrooms, representing 19 percent of all rented households (4,315 homes). This rental home size maintained a consistent share of the overall rental housing stock between 2010 and 2018. There was a significant increase in the number of renter-occupied homes with four and five bedrooms between 2010 and 2018. The number of four-bedroom units increased by 93 percent, from 540 homes in 2010 to 1,041 homes in 2018. The number of five-bedroom homes increased by 340 percent in the same time period, from 25 homes in 2010 to 110 in 2018.

**Table 3-11: Number of Bedrooms by Tenure (2010 and 2018 Estimate)**

Household Tenure and Number of Bedrooms	2010		2018		2010 - 2018	
	Number	Percent of Total	Number	Percent of Total	Absolute Change	Percent Change
<b>Owner-Occupied Household</b>						
No Bedroom	41	<1%	31	<1%	-10	-24%
1 Bedroom	118	1%	71	<1%	-47	-40%
2 Bedrooms	1,502	7%	1,683	7%	181	12%
3 Bedrooms	6,744	32%	6,226	28%	-518	-8%
4 Bedrooms	3,370	16%	3,215	14%	-155	-5%
5 Bedrooms or more	646	3%	654	3%	8	1%
<b>Total Owner-Occupied</b>	<b>12,421</b>	<b>58%</b>	<b>11,880</b>	<b>53%</b>	<b>-541</b>	<b>-4%</b>
<b>Renter-Occupied Household</b>						
No Bedroom	139	1%	264	1%	125	90%
1 Bedroom	1,964	9%	1,737	8%	-227	-12%
2 Bedrooms	4,006	19%	4,315	19%	309	8%
3 Bedrooms	2,310	11%	3,225	14%	915	40%
4 Bedrooms	540	3%	1,041	5%	501	93%
5 Bedrooms or more	25	0%	110	0%	85	340%
<b>Total Renter-Occupied</b>	<b>8,984</b>	<b>42%</b>	<b>10,692</b>	<b>47%</b>	<b>1,708</b>	<b>19%</b>
<b>All Households</b>						
No Bedroom	180	1%	295	1%	115	64%
1 Bedroom	2,082	10%	1,808	8%	-274	-13%
2 Bedrooms	5,508	26%	5,998	27%	490	9%
3 Bedrooms	9,054	42%	9,451	42%	397	4%
4 Bedrooms	3,910	18%	4,256	19%	346	9%
5 Bedrooms or more	671	3%	764	3%	93	14%
<b>Total Households</b>	<b>21,405</b>	<b>100%</b>	<b>22,572</b>	<b>100%</b>	<b>1,167</b>	<b>5%</b>

Source: 2006-2010 and 2014-2018 ACS

## Age and Condition

During the 2013-2021 planning period, the City conducted numerous code enforcement inspections on a total of 1,363 housing projects that were in some form of blight or disrepair. In the City's system "blight or disrepair" cases can be overgrown vegetation, stranded vehicles, excessive trash or stranded shopping carts. Of the 1,363 cases, the City estimates that approximately 5 percent of cases (approximately 68 of 1,363 homes) are homes that are structurally in disrepair. For the majority of these cases, the City sought voluntary code compliance to correct immediate health and safety issues and improve the housing conditions. In some other cases, the City did use former redevelopment funds to improve housing conditions.

According to Zillow.com, the median home value in Yuba City has been steadily increasing:

- \$187,000, July 2012
- \$233,000, July 2014
- \$253,000, July 2016
- \$311,000, July 2018
- \$345,000, July 2020
- \$376,000, April 2021

When looking at the median home values (\$376,000) and the median household income in Yuba City, (\$61,773) it is assumed that current property owners are completing ongoing maintenance and repairs to maintain the values of their homes.

Table 3-12 shows the distribution of Yuba City's housing stock by year built based on estimates from the 2013-2017 ACS and Department of Finance. According to this estimate, 59 percent of Yuba City's housing stock was built prior to 1990. 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. According to the 2013-2017 ACS, 47 percent of homes in the City were built in 1979 or earlier (11,229 homes).

**Table 3-12: Year Housing Stock Built in Yuba City**

<i>Year Built</i>	<i>Number</i>	<i>Percent of Total</i>
Built 2014 to 2020	363	2%
Built 2010 to 2013	174	1%
Built 2000 to 2009	4,468	19%
Built 1990 to 1999	4,690	20%
Built 1980 to 1989	2,855	12%
Built 1970 to 1979	3,984	17%
Built 1960 to 1969	2,949	12%
Built 1950 to 1959	2,040	9%
Built 1940 to 1949	1,164	5%
Built 1939 or earlier	1,092	5%
<b>Total Housing by Year Structure Built</b>	<b>23,779</b>	<b>100%</b>

*Source: US Census ACS 2013-2017; State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2010-2019, Sacramento, California, May 2020.*



## Unit Type

Table 3-13 shows the distribution of Yuba City's housing units by type of structure, according to the California Department of Finance. In 2019, a majority of all housing units were single-family structures (70 percent)—66 percent of all units were single-family detached structures (15,662 homes), while 4 percent, or 930 homes, were attached single-family homes (for example, duplexes or townhouses). In 2010, 65 percent of all units were single-family detached (15,172 homes) and 4 percent were single-family attached (928 homes). Approximately 26 percent of all housing units in 2019, or 6,167 homes, were located in multifamily structures (those with two or more units per structure).

**Table 3-13: Housing Units by Type in Yuba City (2010 to 2019)**

	2010		2019		2010 to 2019	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Absolute Change	Percent Change
Single-Family	16,100	69%	16,592	70%	492	3%
Detached	15,172	65%	15,662	66%	490	3%
Attached	928	4%	930	4%	2	0%
2-4 Unit Structure	1,917	8%	1,927	8%	10	1%
5+ Unit Structure	4,239	18%	4,240	18%	1	0%
Mobile Home or Trailer	918	4%	954	4%	36	4%
<b>Total Housing Units</b>	<b>23,174</b>	<b>100%</b>	<b>23,713</b>	<b>100%</b>	<b>539</b>	<b>2%</b>

*Note: Items may not sum to total due to rounding.*

*Source: SACOG Housing Element Data, State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2010-2019, Sacramento, California, May 2019.*

## 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 3-14 shows projected employment, population, and housing growth trends for the city and for Sutter County as a whole, as estimated by SACOG. As compared to Sutter County as a whole, the number of jobs, residents, and units of housing in Yuba City are all expected to grow at a slower rate between 2016 and 2040. In Yuba City, the number of housing units and residents are both expected to grow 21 percent during this period (5,014 new homes and 13,835 new residents), while the number of jobs is expected to increase 26 percent in the same time period (6,816 projected new jobs).

**Table 3-14: Employment Growth Trends in Yuba City and Sutter County, 2016-2040**

	<i>Yuba City</i>			<i>Sutter County</i>		
	<i>2016</i>	<i>Projected 2040</i>	<i>Projected Percent Change</i>	<i>2016</i>	<i>Projected 2040</i>	<i>Projected Percent Change</i>
Total Jobs	26,594	33,410	26%	34,405	43,957	28%
Total Population	66,918	80,753	21%	96,392	118,023	22%
Total Housing Units	23,828	28,842	21%	34,186	42,279	24%
Jobs/Population Ratio	0.40	0.41		0.36	0.37	
Jobs/Housing Unit Ratio	1.12	1.16		1.01	1.04	

*Source: SACOG Detail Modeling Projections for 2040, February 2020*

### **Jobs/Employed Residents and Jobs/Housing Ratios**

As shown in Table 3-14, the City had a job/population ratio of 0.4 in 2016, which is only expected to increase to 0.41 by 2040. Because this population estimate includes residents who are not working, such as retired residents and young children, this does not necessarily imply a deficit of jobs. According to the St. Louis Federal Reserve, in January 2020, the Yuba City MSA had an unemployment rate of 6.5 percent, which was lower than the Sutter County unemployment rate of 8.7 percent in the same month, but much higher than for California as a whole, which was 3.9 percent during that period.

On March 11, 2020, the World Health Organization declared the novel coronavirus (COVID-19) outbreak a global pandemic. Shortly after, in response to the COVID-19 pandemic, Executive Order N-33-20 went into effect on March 19, 2020, which orders all individuals living in the State of California to stay home or at their place of residence, except as needed to maintain continuity of operation of the federal critical infrastructure sectors, critical government services, schools, childcare, and construction, including housing construction. Since then, people have lost their jobs or have had their hours reduced due to the impacts of COVID-19 throughout the state. While the situation is too recent to know the long-term effects on employment, at the time the report is being written, many people have been laid off or furloughed, and have filed for unemployment insurance.

The jobs/housing ratio is a metric that 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 would mean that for each job within the city, there is one home available for that worker to occupy. There is no ideal ratio, as the ratio does not factor in the percentage of housing units that are occupied by non-workers (e.g., retired residents or residents with disabilities that are unable to work). However, changes in the ratio can signal trends in the availability of housing near employment centers. Table 3-14 also shows the jobs/housing ratio for 2016 and projected ratio for 2040. In 2016, the jobs/housing ratio was 1.12, and it is expected to increase to 1.16 by 2040, indicating that workers may have a slightly easier time finding housing near their jobs by 2040. As shown in Table 3-15, educational, health, and social services jobs represented the largest percentage of employment in Yuba City in 2018, with 22 percent of workers having employment in this sector (5,781 workers). Retail jobs represented 13 percent of jobs (3,414 jobs) and 10 percent of residents worked in agriculture, forestry, fishing and hunting, and mining jobs (2,700 jobs). While salaries in

education, health, and social service jobs can vary widely, retail positions tend to have lower-than-average wages. Employees in these roles may struggle to find market-rate housing that is affordable to them.

**Table 3-15: Employment by Industrial Sector in Yuba City (2018)**

<i>Sector</i>	<i>2018</i>	
	<i>Employees</i>	<i>Percent Share</i>
Employed civilian population 16 years and over	26,615	100%
Agriculture, forestry, fishing and hunting, and mining	2,700	10%
Construction	1,980	7%
Manufacturing	2,094	8%
Wholesale trade	827	3%
Retail trade	3,414	13%
Transportation and warehousing, and utilities	1,425	5%
Information	267	1%
Finance, insurance, real estate, and rental and leasing	1,064	4%
Professional, scientific, management, administrative, and waste management services	1,941	7%
Educational, health, and social services	5,781	22%
Arts, entertainment, recreation, accommodation, and food services	2,526	9%
Other services (except public administration)	862	3%
Public administration	1,734	7%

*Source: 2014-2018 ACS*

### **Work Commuting Patterns**

Commute times can be an important indicator of the jobs-housing balance both within the city and the region. Long commutes can degrade one's quality of life and add significantly to the cost of living. Low-cost housing that is located very far from job centers may have a net effect of being expensive, particularly if low-cost transportation options, such as high-frequency transit, are not available. As shown in Table 3-16, the majority of employed Yuba City residents have a commute time of less than 20 minutes, and the mean commute time is 26.4 minutes. This suggests that while the City should still be mindful of future development sites and their proximity to employment centers, that at present most residents do not experience long commutes. A notable minority of residents (21.2 percent, or approximately 5,535 workers) have commutes of 45 minutes or more, suggesting that they may work in the Sacramento area.

**Table 3-16: Commute Times for Yuba City Residents (2018)**

Less than 10 minutes	18.7%
10 to 14 minutes	21.9%
15 to 19 minutes	15.8%
20 to 24 minutes	6.8%
25 to 29 minutes	2.3%
30 to 34 minutes	6.8%
35 to 44 minutes	6.7%
45 to 59 minutes	10.5%
60 or more minutes	10.7%
Mean travel time to work (minutes)	26.4 Minutes

Source: 2014-2018 ACS

### Large Employers

Table 3-17 shows the major employers within Yuba City in fiscal year (FY) 2019 and how these same employers ranked in FY 2010. In FY 2019, the largest employer in Yuba City was Yuba City Unified School District, with 1,316 employees (or 4.4 percent of total employment). The school district was also the largest employer in FY 2010. In FY 2019, the second-largest employer was the County of Sutter, with 3.2 percent of the city's total employment, or 1,012 jobs. The City saw the largest increase in jobs among the top 10 employers in 2019, with 157 jobs added (or a 48-percent increase).

**Table 3-17: Top Employers in Yuba City (Fiscal Years 2011 and 2020)**

<i>Employer</i>	<i>Fiscal Year 2011</i>		<i>Fiscal Year 2020</i>		<i>Fiscal Year 2011 to 2020</i>	
	<i>Employees</i>	<i>Percent of Total Employment</i>	<i>Employees</i>	<i>Percent of Total Employment</i>	<i>Absolute Change</i>	<i>Percent Change</i>
Yuba City Unified School District	1,321	6.7%	1,410	3.3%	89	7%
County of Sutter	950	4.8%	1,012	2.3%	62	7%
Sunsweet Growers	702	3.6%	620	1.4%	-82	-12%
Walmart	525	2.7%	305	0.7%	-220	-42%
City of Yuba City	293	1.5%	402	0.9%	109	37%
Home Depot	N/A	N/A	300	0.7%	N/A	N/A
Geweke Ford	N/A	N/A	200	0.5%	N/A	N/A
Valley Truck and Tractor	N/A	N/A	200	0.5%	N/A	N/A
The Fountains	N/A	N/A	200	0.5%	N/A	N/A
Valley Fine Foods	N/A	N/A	186	0.4%	N/A	N/A

Source: City of Yuba City, Finance Department.

## Income and Housing Costs

The estimated median household income for Yuba City (see Table 3-18) was \$61,773 according to the 2019 ACS one-year estimate (most recent data available, as of March 2021). As expected, most one-person households had a significantly smaller median income. The median household income for a two-person household was slightly higher than the median, at \$69,469. Just over half of households within the city fit into one of these two groups.

**Table 3-18: Median Income by Household Size for Yuba City (2019 Estimate)**

<i>Household Size</i>	<i>Median Annual Income</i>
1 Person household	\$35,176
2 Person household	\$69,469
3 Person household	\$62,604
4 Person household	\$98,671
5 Person household	\$71,260
6 Person household	\$140,203
7+ Person Household	\$108,436
Median Income	\$61,773

*Source: 2019 One-Year Estimate, ACS*

Income categories, as defined by the US Department of Housing and Urban Development (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 2012-2016 CHAS data, as reported by SACOG, 11 percent of the total households in Yuba City (2,510 households) are categorized as extremely low income; 73 percent of extremely-low income households are renters and 27 percent are owners (see Table 3-19). Thirteen percent of total households (2,880 households) are categorized as very low income, and 17 percent of total households (3,835 households) are categorized as low income. Of the total households, 42 percent are in the lower-income categories.

**Table 3-19: Households by Income Category and Tenure (2016 Estimate)**

	<i>Households</i>	<i>Percent of Owner-Occupied</i>
Owner-Occupied Households		
<b>Total Owner Occupied</b>	<b>11,645</b>	<b>100%</b>
Below 30% of HAMFI	685	6%
30-50% of AMI	915	8%
50-80% of AMI	1,420	12%
80-100% of AMI	930	8%
Above 100% of AMI	7,695	66%
Renter-Occupied Households		
<b>Total Renter Occupied</b>	<b>10,465</b>	<b>100%</b>
Below 30% of HAMFI	1,825	17%
30-50% of AMI	1,965	19%
50-80% of AMI	2,415	23%
80-100% of AMI	1,325	13%
Above 100% of AMI	2,935	28%
All Occupied Households		
<b>Total Occupied Households</b>	<b>22,110</b>	<b>100%</b>
Below 30% of HAMFI	2,510	11%
30-50% of AMI	2,880	13%
50-80% of AMI	3,835	17%
80-100% of AMI	2,255	10%
Above 100% of AMI	10,630	48%

*Source: CHAS 2012-2016, SACOG Housing Element Data*

### **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 on a family of four. Yuba City is included in the Sutter County income limits. The 2020 median income for Sutter County is \$75,000. Table 3-20 demonstrates maximum affordable housing costs by income category based on the 2020 Sutter County income limits.

**Table 3-20: Maximum Monthly Housing Costs by Income Category**

<i>Income Category</i>	<i>Annual Income<sup>1</sup></i>	<i>Maximum Affordable Monthly Rent Payment<sup>1, 2</sup></i>	<i>Maximum Affordable Sale Price<sup>1, 2, 3</sup></i>
Extremely low	< \$26,200	\$655	\$141,537
Very Low	\$26,201 - \$34,950	\$874	\$188,806
Low	\$34,951 - \$55,900	\$1,398	\$301,981
Moderate	\$55,901 - \$90,000	\$2,250	\$486,196
Above Moderate	> \$90,000	Above \$2,250	Above \$486,195

Notes:

<sup>1</sup> Four-person household

<sup>2</sup> Assumes 30 percent of annual income can be used toward housing

<sup>3</sup> Assumes a 10 percent down payment, 30-year mortgage with an interest rate of 3 percent and property taxes of 1 percent.

Source: California Department of Housing and Community Development, State Income Limits for 2020

## Housing Costs

As shown in Table 3-21, the median value of a house in Yuba City as of November 2020 was \$335,594, according to Zillow.com. In a survey of Zillow.com home listings in the same time period, median prices varied from \$237,250 to \$435,000 depending on the number of bedrooms.

**Table 3-21: Median Home Value, Sale Prices and Rental Costs in Yuba City (2020)**

Median Home Value		Average Rental List Price
All Home Sizes	\$335,594	
Median Sale Prices		Average Rental List Price
1 Bedroom	--- <sup>1</sup>	
2 Bedroom	\$237,250	
3 Bedroom	\$340,000	
4+ Bedroom	\$435,000	

Notes:

<sup>1</sup> No units at this size were listed when the survey was conducted.

Source: Zillow.com and Apartments.com, November 2020

As shown in Table 3-20, the maximum affordable purchase price for a four-person household is \$141,537 for extremely low-income households and \$188,806 for low-income households. However, as shown in Table 3-21, the median sales prices for homes of any size as of November 2020 are substantially more than that. In general, based on the above assumptions, lower-income households cannot afford to purchase homes in Yuba City without government or private assistance.

A four-person household in Yuba City would need to be within the moderate or above moderate-income categories to afford a home purchase at the median home value in Yuba City, assuming a 10-percent down payment, 30-year mortgage with an interest rate of 3 percent. Such a household would also need \$33,559 in cash to make the 10-percent down payment. The estimated monthly mortgage payment for a \$335,594 house is \$1,528. This assumes a 10-percent down payment and a 30-year term. Additional costs, such as Community Facility District assessments and Homeowner Association dues, will affect affordability. As shown in Table 3-20, for moderate-income, four-person households, the maximum affordable sales price is estimated to be \$301,981, which, as shown in Table 3-21, at the median sale prices gathered in November 2020, puts two-bedroom homes within reach but not three-bedroom homes.

As shown in Table 3-20, the maximum affordable monthly rent for a four-person household is \$655 for extremely low-income households and \$874 for low-income households. However, as shown in Table 3-21, the average listings for rentals of any size as of November 2020 are substantially more than that. This indicates that lower-income households in Yuba City are paying significantly more than 30 percent of their income on housing. As shown in Table 3-20, for moderate-income, four-person households, maximum affordable monthly rent is estimated to be \$2,250, which, as shown in Table 3-21, is sufficient for affording the average list price for three-bedroom rentals as of November 2020.

### **Overpayment**

The 2012-2016 CHAS illustrates that overpayment remains a critical issue for very low- and low-income households in the city, especially renters. Overpayment and severe overpayment are defined by HUD as any household paying more than 30 or 50 percent, respectively, of their gross monthly income toward housing expenses.

As shown in Table 3-22, CHAS data documents that 83 percent of extremely low-income renter-occupied households, or 2,095 households, are overpaying for housing (paying at least 30 percent of their monthly income on housing expenses), and that 75 percent of households in that income group, or 1,875 households, are severely overpaying (paying more than 50 percent or more of their monthly income on housing).

The same data illustrates that approximately 81 percent of extremely low-income owner-occupied households are overpaying for housing (555 households) and that 74 percent of extremely low-income owner-occupied households are severely overpaying (510 households). Among very low-income households, 82 percent of renter households (2,355 households) and 68 percent of owner-occupied households (620 households) are overpaying for housing. In the same income group, 33 percent of renter households (945 households) and 34 percent of owner-occupied households (310 households) are severely overpaying.

Among all lower-income groups, 70 percent of renters (6,480 households) and 63 percent of owner-occupied households (1,895 households) are overpaying for housing. This indicates a significant need for housing that is affordable to lower-income groups. Rates of overpayment have likely increased in recent years due to trends in the housing market, such as the influx of population in the area as a result of the Camp Fire in Paradise and increasing housing costs. Through Program H-B-1, the City will work to identify new funding to support the development of housing that is affordable to lower-income households.

**Table 3-22: Households Overpaying for Housing in Yuba City (2016)**

<i>Household</i>	<i>Income Level</i>						
	<i>Extremely Low</i>	<i>Very low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>All Incomes</i>	<i>Extremely Low, Very Low and Low Income</i>
<b>Owner</b>	<b>685</b>	<b>915</b>	<b>1,420</b>	<b>930</b>	<b>7,695</b>	<b>11,645</b>	<b>3,020</b>
Overpaying	555	620	720	360	880	3,135	1,895
Percentage	81%	68%	51%	39%	11%	27%	63%
Severely Overpaying	510	310	225	85	65	1,195	1,045
Percentage	74%	34%	16%	9%	1%	10%	35%
<b>Renter</b>	<b>1,825</b>	<b>1,965</b>	<b>2,415</b>	<b>1,325</b>	<b>2,935</b>	<b>10,465</b>	<b>6,205</b>
Overpaying	1,540	1,735	1,310	385	285	5,255	4,585
Percentage	84%	88%	54%	29%	10%	50%	74%
Severely Overpaying	1,365	635	245	25	30	2,300	2,245
Percentage	75%	32%	10%	2%	1%	22%	36.18%
<b>Total</b>	<b>2,510</b>	<b>2,880</b>	<b>3,835</b>	<b>2,255</b>	<b>10,630</b>	<b>22,110</b>	<b>9,225</b>
Overpaying	2,095	2,355	2,030	745	1,165	8,390	6,480
Percentage	83%	82%	53%	33%	11%	38%	70%
Severely Overpaying	1,875	945	470	110	95	3,495	3,290
Percentage	75%	33%	12%	5%	1%	16%	36%

*Note: For purposes of CHAS data, "Moderate" is identified as populations with incomes between 80 and 100 percent of the Household Area Median Family Income (HAMFI), and Above Moderate includes households with incomes greater than 100 percent of HAMFI. In other places in the document, this income group extends to 120 percent of AMI.*

*Source: 2012-2016 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. Homes are typically considered overcrowded when the household has more than one person per room, and severely overcrowded when the home has more than 1.5 persons per room.

Table 3-23 shows the persons per room by tenure in Yuba City for both 2010 and 2017. In 2017, 4 percent of owner-occupied households (437 households) and 12 percent of renter-occupied households (1,252 households) were overcrowded. In the same time period, 1 percent of owner-occupied households (108 households) and 3 percent of renter-occupied households (322 households) were considered severely overcrowded. Between 2010 and 2017, the percentage of all households experiencing severe overcrowding stayed stable at 2 percent, but the percent of households experiencing any overcrowding went up by two percentage points, from 6 to 8 percent. Rates of overcrowding may have increased in recent years due to trends in the housing market, such as the influx of population in the area as a result of the Camp Fire in Paradise and increasing housing costs



**Table 3-23: Overcrowded Households in Yuba City (2010 and 2017 Estimate)**

<i>Owner-Occupied Households</i>	<i>2010</i>		<i>2017</i>		<i>2010 to 2017</i>	
<i>Persons per Room</i>	<i>Households</i>	<i>Percent</i>	<i>Households</i>	<i>Percent</i>	<i>Absolute Change</i>	<i>Percent Change</i>
1.00 or less	12,008	97%	11,159	96%	-849	-7%
1.01 to 1.50	326	3%	329	3%	3	1%
1.51 or more	87	1%	108	1%	21	24%
<b>Total</b>	<b>12,421</b>	<b>100%</b>	<b>11,596</b>	<b>100%</b>	<b>-825</b>	<b>-7%</b>
% Overcrowded by Tenure	-	3%	-	4%	-	-
<i>Renter-Occupied Households</i>	<i>2010</i>		<i>2017</i>		<i>2010 to 2017</i>	
<i>Persons per Room</i>	<i>Households</i>	<i>Percent</i>	<i>Households</i>	<i>Percent</i>	<i>Absolute Change</i>	<i>Percent Change</i>
1.00 or less	8,140	91%	9,468	88%	1,328	16%
1.01 to 1.50	604	7%	930	9%	326	54%
1.51 or more	240	3%	322	3%	82	34%
<b>Total</b>	<b>8,984</b>	<b>100%</b>	<b>10,720</b>	<b>100%</b>	<b>1,736</b>	<b>19%</b>
% Overcrowded by Tenure	-	9%	-	12%	-	-
<i>Total Occupied Households</i>	<i>2010</i>		<i>2017</i>		<i>2010 to 2017</i>	
<i>Persons per Room</i>	<i>Households</i>	<i>Percent</i>	<i>Households</i>	<i>Percent</i>	<i>Absolute Change</i>	<i>Percent Change</i>
1.00 or less	20,148	94%	20,627	92%	479	2%
1.01 to 1.50	930	4%	1,259	6%	329	35%
1.51 or more	327	2%	430	2%	103	31%
<b>Total</b>	<b>21,405</b>	<b>100%</b>	<b>22,316</b>	<b>100%</b>	<b>911</b>	<b>4%</b>
% Overcrowded by Tenure	-	6%	-	8%	-	-

Source: 2013-2017 ACS, SACOG Housing Element Data; and 2006-2010 ACS

## Housing Problems

Housing problems, as defined by HUD, can include a housing unit that lacks a kitchen, proper plumbing, more than one person per room (overcrowding), or a cost burden greater than 30 percent. Table 3-24 shows the number of housing units that had one or more of these problems by income category and tenure. According to the 2012-2016 CHAS, 30 percent of all owner-occupied households (3,460 households) and 57 percent of all renter-occupied households (5,915 households) had one or more housing problems in 2016. Overall, 42 percent of occupied households in Yuba City had one or more housing problems. The percentage of households with at least one housing problem is roughly equally distributed between income levels, with approximately 11 percent of households in each income level experiencing at least one housing problem.

**Table 3-24: Households with One or More Housing Problems by Income and Tenure for Yuba City (2016 Estimate)**

<i>Owner-Occupied Households</i>	<i>All Households</i>	<i>Households with at least one Housing Problem</i>	<i>Percent of Owner-Occupied</i>
Extremely Low Income	685	555	5%
Very Low Income	915	625	5%
Low Income	1,420	800	7%
Moderate and Above Moderate Income	8,625	1,480	13%
<b>Total</b>	<b>11,645</b>	<b>3,460</b>	<b>30%</b>
<i>Renter-Occupied Households</i>	<i>All Households</i>	<i>Households with at least one Housing Problem</i>	<i>Percent of Renter-Occupied</i>
Extremely Low Income	1,825	1,560	15%
Very Low Income	1,965	1,795	17%
Low Income	2,415	1,575	15%
Moderate and Above Moderate Income	4,260	985	9%
<b>Total</b>	<b>10,465</b>	<b>5,915</b>	<b>57%</b>
<i>Total Occupied Households</i>	<i>All Households</i>	<i>Households with at least one Housing Problem</i>	<i>Percent of Occupied</i>
Extremely Low Income	2,510	2,115	10%
Very Low Income	2,880	2,420	11%
Low Income	3,835	2,375	11%
Moderate and Above Moderate Income	12,885	2,465	11%
<b>Total</b>	<b>22,110</b>	<b>9,375</b>	<b>42%</b>

Source: CHAS 2012-2016

## Special-Needs Groups

To ensure provision of adequate housing for all people, this section of the Housing Element evaluates the needs for supportive housing services for persons with disabilities (including developmental disabilities) and the special housing needs of 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 3-25 shows the population in Yuba City—approximately 8,404 persons—who lived with one or more of the above-listed disabilities in 2017. The largest individual category of disability were cognitive disabilities (2,980 residents) and independent living difficulties (2,762 residents), with 35 percent of the total disabled population reporting each of these disability types.

**Table 3-25: Persons with Disabilities by Disability Type in Yuba City (2017)**

	<i>Number</i>	<i>Percent</i>
Total Persons with One or More Disabilities	8,404	100%
Hearing Difficulty	2,410	29%
Vision Difficulty	823	10%
Cognitive Difficulty	2,980	35%
Ambulatory Difficulty	2,053	24%
Self-Care Difficulty	1,648	20%
Persons with One or More Disabilities, Ages 18+	7,865	100%
Independent Living Difficulty (Ages 18+ Only)	2,762	35%

*Note: Total of all categories may be greater than 100%, as respondents may have more than one disability*

*Source: 2013-2017 ACS, SACOG Housing Element Data*

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 that manifested before age 18. Table 3-26 shows the developmentally disabled population by age in 2019. Overall, there were 791 persons living with a developmental disability in Yuba City. The developmentally disabled population of Yuba City represented just over 1 percent of the total population in 2019.

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. More than half of these residents, 56 percent, were older than 18 years old, suggesting a potential need for some amount of supportive housing focused on the needs of developmentally disabled residents. 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 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.

To assist with housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Alta California Regional Center (see Program H-D-6). Alta California Regional Center is a private, nonprofit corporation that provides services to persons with a developmental disability and their families, including programs for persons with intellectual disabilities, cerebral palsy, epilepsy, autism, and early intervention services for infants and toddlers up to 36 months. Services range from socialization and recreation opportunities, transportation, day care/after school care, and employment services to providing supportive housing opportunities and independent living training. The Yuba City office provides services to residents of Sutter, Yuba, and Colusa County. The City will 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. Programs H-D-5 and H-D-6 are proposed to specifically address the needs of the persons with disabilities (including developmental disabilities).

**Table 3-26: Population with a Developmental Disability by Age in Yuba City (2019)**

<i>Age</i>	<i>Number</i>	<i>Percent of Population with Developmental Disability</i>
0-17 Years	350	44%
18+ Years	441	56%
<b>Total Population with a Developmental Disability</b>	<b>791</b>	<b>100%</b>

*Source: California Department for Developmental Disabilities, September 2020, SACOG Housing Element Data*

Table 3-27 shows the disabled population in relation to the workforce of Yuba City. According to the 2018 US Census ACS, 31 percent of persons with disabilities were employed (1,310 persons), and 6 percent were unemployed (233 persons), and the remaining 64 percent (2,691 persons) were not in the labor force.

**Table 3-27: Persons with Disabilities by Employment Status in Yuba City (2018)**

<i>With a Disability</i>	<i>2018</i>	
	<i>Number</i>	<i>Percent</i>
<b>Total</b>	<b>4,234</b>	<b>100%</b>
Employed	1,310	31%
Unemployed	233	6%
Not in Labor Force	2,691	64%

*Source: 2014-2018 ACS, SACOG Housing Element Data*

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 disabilities. Its mission is to eliminate barriers to full equality for people with disabilities through programs that promote independent living and effective system changes, while honoring dignity and self-determination. To accomplish this mission, they offer a variety of services in Sutter, Yuba, Nevada, and Colusa Counties. Specific to Sutter and Yuba Counties, FREED prepares a Housing Guide to support clients searching for special needs housing options. The guide was most recently updated in 2019. FREED serves as one-stop shop to connect persons with disabilities to available services and

resources, both provided by FREED and by other organizations. FREED provides wrap-around services to create independence for their clients, including teaching independent living skills, referral and support services related to securing housing, minor home modifications or repairs, applying for social security, transition from hospital or nursing homes navigation, and providing transit vouchers. FREED provides community services as well, including running device/technology lending library, distributing re-used durable medical equipment (such as wheelchairs or walkers), and distributing emergency preparedness materials. Since the COVID-19 pandemic, FREED has launched programs to address food insecurity for their clients who are sheltering in place, such as providing restaurant vouchers and arranging food deliveries from foodbanks. Additionally, FREED expanded services to Yuba City to address isolation by providing laptop computers to clients and arranging weekly phone reassurances. 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. FREED and the Regional Housing Authority of Sutter & Nevada Counties (Housing Authority) identified that the inadequate supply of affordable housing, particularly housing equipped with accessibility features, is a significant barrier for persons with disabilities to access housing.

Sutter-Yuba Behavioral Health provides services to individuals and families who are experiencing serious or ongoing mental health and/or substance abuse disorders in Yuba and Sutter Counties. Sutter-Yuba Behavioral Health maintains an inpatient psychiatric health facility and a psychiatric emergency services unit to provide emergency services to treat acute psychiatric conditions, crisis counseling, and emergency assessment. Outpatient services provide adults with access to therapists, substance abuse counselors, group programs, and individual support groups. Through partnership with Sutter County Schools, Sutter-Yuba Behavioral Health provides an on-site Adult Education and Work Activity Center to provide a variety of therapy, skill-building groups, and education opportunities to recovering clients. Sutter-Yuba Behavioral Health offers a Latino Outreach Center and Hmong Outreach Center for adults, children, and families that are bilingual or only speak Spanish or Hmong. Other programs support the behavior needs of children, youth, and their families, including clinical assessments, behavioral therapy, and therapy services for incarcerated youth. Mental health providers identify finding affordable housing as a constant struggle for their clients. 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 shown in Table 3-28, the 2018 ACS data indicates that approximately 14 percent of all households (2,874 households) in Yuba City have female heads of household. Of these female-headed households, 1,761 are headed by females with children under the age of 18. The number of female-headed households decreased by 3 percent between 2010 and 2018, and the number of female-headed families with children decreased by 13 percent in the same period. The number of female-headed households without children increased by 18 percent in the same period.

**Table 3-28: Female-Headed Households in Yuba City (2010 and 2018)**

	2010		2018		2010 to 2018	
	<i>Number</i>	<i>Percent of Total</i>	<i>Number</i>	<i>Percent of Total</i>	<i>Absolute Change</i>	<i>Percent Change</i>
Total Households	21,550	100%	22,572	100%	1,022	5%
Family Households	15,658	73%	16,208	72%	550	4%
Female-Headed Family Households	2,969	14%	2,874	13%	-95	-3%
Female-Headed Families with Children	2,022	9%	1,761	8%	-261	-13%
Female-Headed Families without Children	947	4%	1,113	5%	166	18%

*Source: 2010 US Census, 2014-2018 ACS, SACOG Housing Element Data*

Female-headed households with children need affordable housing, located in areas near childcare, 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 2014-2018 US Census ACS reports approximately 16 percent of households (3,649 households) in Yuba City have five or more people (see Table 3-29).

**Table 3-29: Households by Size (2018)**

<i>Household Size</i>	<i>Number</i>	<i>Percent</i>
1 Person	5,154	23%
2 Persons	6,612	29%
3 Persons	3,825	17%
4 Persons	3,332	15%
5 Persons	1,776	8%
6 Persons	1,085	5%
7 or More Persons	788	3%
<b>Total Households</b>	<b>22,572</b>	<b>100%</b>

*Source: 2014-2018 ACS, SACOG Housing Element Data*

### Seniors

As shown previously in Table 3-2, the population aged 60 and older grew by 22 percent between 2010 and 2018 (10,645 to 12,965 residents). This may indicate an increased need for housing for seniors. According to the 2013-2017 ACS, as shown in Table 3-30, there were 5,565 senior-headed (persons age 65 or older) households. Of senior-headed households, 4,194 were owner-occupied and 1,371 were renter-occupied.

**Table 3-30: Senior Households by Tenure (2017)**

<i>Owner-Occupied Households</i>	<i>Households</i>	<i>Percent of All Owner-Occupied Households</i>
65 to 74 years	2,219	18%
75 to 84 years	1,549	13%
85 years and over	426	3%
<b>Total Senior Population</b>	<b>4,194</b>	<b>34%</b>
<i>Renter-Occupied Households</i>	<i>Households</i>	<i>Percent of All Renter-Occupied Households</i>
65 to 74 years	726	7%
75 to 84 years	271	3%
85 years and over	374	4%
<b>Total Senior Population</b>	<b>1,371</b>	<b>14%</b>
<i>All Senior Households</i>	<i>Households</i>	<i>Percent of All Households</i>
65 to 74 years	2,945	13%
75 to 84 years	1,820	8%
85 years and over	800	4%
<b>Total Senior Population</b>	<b>5,565</b>	<b>25%</b>

Source: 2017 ACS, One-Year Estimate

The 2008–2010 US Census ACS reported the income levels of senior-headed households. Table 3-31 shows the income level of senior-headed households in Yuba City. The largest income category of senior-headed households (14 percent of senior households, or 785 households) is \$75,000 to \$99,000. The second-largest group (691, or 12 percent) earned between \$35,000 and \$39,999, which is considered lower-income. Additionally, 32 percent of senior-headed households (1,798 households) earned less than \$30,000 annually and are considered very low- and extremely low-income households.

**Table 3-31: Senior Households by Income (2017 Estimate)**

<i>Annual Income</i>	<i>Number</i>	<i>Percentage</i>
Less than \$10,000	303	5%
\$10,000 to \$14,999	453	8%
\$15,000 to \$19,999	459	8%
\$20,000 to \$24,999	258	5%
\$25,000 to \$29,999	325	6%
\$30,000 to \$34,999	491	9%
\$35,000 to \$39,999	691	12%
\$40,000 to \$44,999	199	4%
\$45,000 to \$49,999	309	6%
\$50,000 to \$59,999	513	9%
\$60,000 to \$74,999	108	2%
\$75,000 to \$99,999	785	14%
\$100,000 to \$124,999	420	8%
\$125,000 to \$149,999	120	2%

<i>Annual Income</i>	<i>Number</i>	<i>Percentage</i>
\$150,000 to \$199,999	95	2%
\$200,000 or more	36	1%
<b>Total</b>	<b>5,565</b>	<b>100%</b>

*Source: 2017 ACS, One-Year Estimate*

The Area 4 Agency on Aging serves a seven-county area including Yuba City. The Area 4 Agency on Aging 2016 - 2020 Area Plan surveyed nearly 2,000 seniors within the service region to identify priority needs and services important to seniors. This survey found that home delivered meals (Meals on Wheels) was the most important services to seniors, followed closely by transportation services. The Area Plan outlined initiatives to maintain and enhance a coordinated system of home and community-based services and supports for older adults and their caregivers. These initiatives include developing and expanding a rural meal vouchers program, sustaining long-term services through building relationships with stakeholders and local services providers, and supporting direct assistance to older adults through maintaining contracted services.

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 seniors with disabilities need assistance with home repairs, home maintenance, and accessibility modifications, as well as in-home assistance. FREED's senior clients that are on a fixed income are often in precarious housing situations and vulnerable to entering homelessness. 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.

According to the California Department of Social Services, Community Care Licensing Division, there were nine licensed residential care facilities for the elderly in Yuba City in 2020. The total capacity of the elderly residential care facilities is 483 beds, with individual facility capacities ranging from 5 to 99 beds. The names of the facilities and their capacities are listed in Table 3-32.



**Table 3-32: State Department of Social Services Licensed Elderly Care Facilities in Sutter County (2020)**

<i>Name</i>	<i>Facility Capacity</i>
Cherry Blossom Assisted Living	79
The Courtyard	80
Emerald Oaks	99
The Gardens	49
Golden Years Residential Home Care	6
Summerfield Senior Living	99
White Rock Seniors Home	5
Willow Glen Care Center	60
Yuba Sutter Care Home Inc	6
<b>Total</b>	<b>483</b>

*Source: State of California, Social Services, Community Care Licensing Division, December 2020.*

Programs H-D-4 and H-D-5 are included to address the housing needs of seniors.

### 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 FREED Center and other service providers who serve very low-income households and the homeless population communicated the importance of preventing loss of housing for vulnerable households as a priority need with equal importance as addressing the lack of affordable housing. 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, 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 uses 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 2019 point-in-time counts completed by the Sutter-Yuba Homeless Consortium, it is estimated the Sutter-Yuba area's homeless population was 409 persons, with 236 of those persons completely unsheltered and 173 precariously sheltered. City staff consulted with the Yuba City Police Department, which estimated the number of Yuba City's homeless population to be 142 persons in 2020. Among unsheltered persons in the Sutter-Yuba area, the largest percentage were staying in homeless

encampments (90 persons, or 22 percent of those counted) and a slightly smaller percentage were staying in vehicles (78 persons, or 19 percent of persons counted). Point-in-time counts are typically completed every other year; however, the count scheduled for 2021 was postponed due to the COVID-19 pandemic. According to the 2019 5-Year Regional Strategic Plan to Respond to Homelessness developed by the Bi-County Homeless Services Program, 12 homeless persons who filled out a consumer survey identified themselves as living in Yuba City. Table 3-33 provides a breakdown of the homeless population by housing type in the Sutter-Yuba area.

**Table 3-33: Homeless Population in Sutter-Yuba Area (2019)**

<i>Housing Type</i>	<i>Number</i>	<i>Percentage</i>
Homeless Encampments	90	22%
Vehicles	78	19%
Commercial or industrial Buildings	4	1%
On the street, in a doorway, under a bridge, or other place outside	64	16%
<b>Unsheltered Subtotal</b>	<b>236</b>	<b>58%</b>
At a hotel	24	6%
Couch surfing	16	4%
In a jail	27	7%
With family	71	17%
With friends	22	5%
Other shelter	13	3%
<b>Precariously Sheltered Subtotal</b>	<b>173</b>	<b>42%</b>
<b>Total</b>	<b>409</b>	<b>100%</b>

*Source: Yuba City, Marysville/ Sutter, Sutter - Yuba Homeless Consortium Continuum of Care, 2019*

Major homeless facilities and providers in the Yuba City area are listed in Table 3-34. The Yuba-Sutter Salvation Army provides emergency food, shelter, and utility assistance to families and individuals in crisis. Its residential and drop-in programs target homeless families and individuals. These programs include the Relief from Energy Assistance through Community Help and the Emergency Food and Shelter Program. These two programs provide rental assistance, food assistance, utility assistance, and temporary shelter. The Depot Family Crisis Center, in operation for over 20 years, is run by the Salvation Army and provides 65 beds for longer-term housing for homeless individuals. While residing at the crisis center, residents take part in a homeless prevention program, which includes life skills, vocational training, and job search training. The Depot Family Crisis Center primarily serves homeless families (about 80 percent) and single women (20 percent). According to the Salvation Army's website, about 10 percent of the Depot's client population has a mental illness, developmental disabilities, or both. The Salvation Army also manages a transitional housing community called Hope Vista, which consists of eight newly constructed homes. Currently, Hope Vista is providing shelter to families displaced by the Camp Fire disaster in 2019 through the Salvation Army's Emergency Disaster Transitional Living Program. 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 that provide these services are listed in Table 3-34.

**Table 3-34: Major Homeless Facilities/Providers in Yuba City Area, 2020**

<i>Facility/Provider</i>	<i>Type</i>	<i>Capacity</i>	<i>Services</i>
Sutter-Yuba Behavioral Health Services 446 Second St. Yuba City	Social Services	6 beds	Mental health services, emergency psychiatric services, youth and family services, recovery program, referral services
New Haven Court (Sutter-Yuba Behavioral Health and Hands of Hope) 448 Garden Highway Yuba City	Permanent Supportive Housing	40 beds	Case management, peer support activities, mental health care, substance use services, benefits counseling and advocacy, and basic housing retention skills
Crossroads Community Church/Joshua's House	Transitional Housing	--- <sup>1</sup>	Recovery program; referral services
River Bottoms Ministry / A Hand Up Ministry		--- <sup>1</sup>	
Buddy's House 1770 Magnolia Drive Yuba City	Transitional Housing	--- <sup>1</sup>	Recovery program, referral services
Salvation Army Depot Family Crisis Center 408 J Street Marysville	Transitional Shelter	65 beds	Meals, counseling, education programs, self-sufficiency program, recovery program, job search assistance, savings programs
Salvation Army Hope Vista Riverside Drive Olivehurst	Transitional Housing	8 beds	Housing navigation, case management, employment assistance, self-sufficiency classes, recovery program

<i>Facility/Provider</i>	<i>Type</i>	<i>Capacity</i>	<i>Services</i>
Twin Cities Rescue Mission 940 14 <sup>th</sup> Street Marysville	Emergency Shelter/ Transitional Housing	40 beds	Meals, support groups, medical and dental clinics, Bible clubs/Sunday School, referral services, intake, and re-entry for one-year men's treatment programs
Casa de Esperanza Yuba City (address confidential)	Emergency Shelter/ Domestic Violence	24 beds	Meals, counseling, and other services for battered or homeless women and children
Hands of Hope 909 Spiva Avenue Yuba City	Day Center	n/a	Coordinated Entry site, referral services, showers and restrooms, laundry, computers, used clothing, mentoring/referrals
R.E.S.T. (operated by Hands of Hope)	Rotating Emergency Shelter	Up to 35 beds	Wintertime rotating overnight shelter at various church facilities. Operates from late November through early April. One hot meal is provided per day. Intake occurs at Hands of Hope's day center.
St. John's Episcopal Church 800 D Street Marysville	Food/ Community Meetings	n/a	Lunch served on the 1st, 2nd, and 4th Wednesdays of the month
14FORWARD	Temporary Housing	40 beds	Tiny home temporary housing program.
Life Building Center 131 F Street Marysville	Emergency Shelter	25 beds	Community Court (Pilot), Coordinated Entry Site, medical services, job training, laundry, and referral services.
Better Way Shelter	Low Barrier Temporary Shelter	40 beds	Low barrier homeless shelter providing temporary stays up to 3 months; Housing First Model
Wintertime Total		Up to 237 bed	
Summertime Total		212 beds	

*Notes:*

<sup>1</sup> As of March 22, 2021, information unavailable.

Source: Forward Yuba Sutter: 5-year Regional Strategic Plan to Respond to Homelessness in Sutter and Yuba Counties, Bi-County Homeless Services Program, 2019, Salvation Army Depot, Salvation Army Hope Vista Twin Cities Rescue Mission, Hands of Hope, FREED, 14FORWARD, Casa de Esperanza, and R.E.S.T., 2020

Program H-D-5 is included to address the housing needs of homeless individuals.

### **Farmworkers**

The 2017 US Department of Agriculture Census of Farmworkers identifies 4,672 persons employed as agricultural workers in Sutter County. Of these workers, 3,157 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 takes the lead on farmworker projects in the City. Richland Farm Labor Housing, consisting of 190 units (53 two-bedroom, 123 three-bedroom, and 12 four-bedroom units) was constructed in the late 1970s. The Richland Farm Labor Housing project is available to active farmworkers (including cannery/processing) and those retired or disabled from agricultural work. The Housing Authority states that demand for resident farmworker housing has remained constant. As of March 2021, there were 15 applicants on the waiting list. The Housing Authority also maintains an additional 99 beds of migrant worker housing at its Richland Public Housing (15 one-bedroom/studio, 36 two-bedroom, 37 three-bedroom, 9 four-bedroom, and 2 five-bedroom units). There is a waitlist of 1,234 applicants for units in Richland Public Housing. A total of 289 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.

Many privately owned migrant quarters are maintained on individual farms in rural areas of the county. The number of these units is unknown. Program H-D-3 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.

## **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 May 15, 2031). The law also requires an estimation of the cost of preserving units at risk versus replacing the units.

Table 3-35 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. Sutter Village and Live Oak Apartments are owned by for-profit developers whose contracts for HUD Project Based Section 8 assistance are renewed annually. However, the overall contract for each of these projects expires after the end of the current planning period. Because their project's Section 8 contracts must be renewed annually, a total of 109 assisted units are at risk of conversion to market-rate housing within the current planning cycle. Program H-B-3 commits the City to monitoring units at risk and taking steps to prevent them from converting to market rate, if needed.

**Table 3-35 Assisted Housing Units at Risk of Conversion**

<i>Project Name &amp; Location</i>	<i>Type</i>	<i>Total Units</i>	<i>Assisted Units</i>	<i>Overall Expiration Date</i>
Live Oak Apartments – 645 Queens Ave	Section 8 LMSA	88	35	11/30/2032 <sup>1</sup>
Sutter Village – 1200 Gray Ave	Section 8 NC	74	74	8/31/2039 <sup>1</sup>

Notes:

<sup>1</sup> While the assisted units identified here have project periods that expire after the end of the planning period, because Section 8 contracts require annual renewal these are considered “at risk.”

Source: California Housing Partnership Corporation, February 2021

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 herein.

### **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 within Yuba City’s boundaries. The average cost to purchase a multifamily development was \$116,839 per unit. There are 109 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 \$12,735,482.

### **Rental Assistance**

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain affordability of the 109 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 2020 fair market rent is determined to be \$838 for a studio, \$844 for a one-bedroom unit, and \$1,087 for a two-bedroom unit.

The feasibility of this alternative is highly dependent on 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 3-36, the annual cost of subsidizing each unit ranges from \$3,198 for a studio apartment with a one-person household to \$4,350 per year for a three-person household in a two-bedroom apartment. Sutter Village has 74 one-bedroom units, which would require an annual estimated subsidy of \$164,280. Live Oak Apartments has 20 two-bedroom assisted units and 15 one-bedroom assisted units, which would require an estimated annual subsidy of \$120,300 in total. The estimated annual cost to subsidize both buildings’ assisted units would be \$284,580.

**Table 3-36: Rental Assistance Required**

<i>Unit Size</i>	<i>Fair Market Rent<sup>1</sup></i>	<i>Household Size</i>	<i>Very Low Income (50% AMI)</i>	<i>Affordable Cost without Utilities</i>	<i>Monthly per Unit Subsidy</i>	<i>Annual per Unit Subsidy</i>
Studio	\$838	1	\$24,500	\$572	\$267	\$3,198
1-bedroom	\$844	2	\$28,000	\$659	\$185	\$2,220
2-bedroom	\$1,087	3	\$31,500	\$725	\$363	\$4,350

Notes:

<sup>1</sup> Fair market rent is determined by HUD for different jurisdictions/areas across the United States on an annual basis. 2020 FMRs listed.

Affordable cost = 30% of household monthly income

### 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. There has been little multifamily development Yuba City recently. However, estimates of multifamily projects in other cities the region may be instructive. An April 2020 BuildingJournal.com estimate for the construction cost of a two-story multifamily building in the Sacramento area with 12 units at 1,000 square feet per unit suggested a potential construction cost of approximately \$90 per square foot. This estimate excludes land and site preparation development costs, fees, and related expenses. In practice the true cost may be higher or lower than this estimate, as the cost of building multifamily homes varies based on the cost of financing, the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. With an estimated average size of 700 square feet per unit in these buildings, it would cost approximately \$6.87 million to construct 109 new assisted units at this rate.

### Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. The cost of constructing 109 replacement units the second highest of the three quantified options (\$6.87 million). In comparison, the annual costs of providing rental subsidies required to preserve the 109 assisted units are relatively low (\$284,580). However, long-term affordability of the units cannot be ensured in this manner. The option of acquiring replacement units has the highest cost (\$12.7 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 construction of replacement units in the event that affordability restrictions are not continued.



## Organizations Interested in Preserving Assisted Rental Housing

There are numerous entities with the managerial capacity to own and manage units at risk of conversion. HCD maintains a list of “qualified entities” who have a track record of creating, preserving, or managing affordable units. The full list is provided as Appendix III. Table 3-37 identifies three agencies that have been identified as having specific interest in Sutter County and being notified of the availability of assisted rental housing.

**Table 3-37: Nonprofit Organizations Interested in Acquiring At-Risk Housing**

Volunteers of America National Services	1108 34th Avenue	Sacramento
Community Housing Improvement Program, Inc.	1001 Willow Street	Chico
Mercy Housing Corporation	3120 Freeboard Drive, Suite 202	West Sacramento

*Source: California Department of Housing and Community Development, 2020*

## 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.

The City’s Building Division enforces the 2019 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. Eligible lower-income residents can apply for free home energy assessments, weatherproofing, energy-efficient lightbulbs, and replacements of certain appliances. Information about these programs is distributed in monthly billing statements from PG&E and is available online. 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.



## Future Housing Needs

In March 2020, SACOG adopted its final plan for Allocation of Regional Housing Needs for October 31, 2021, through October 31, 2029. 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 October 31, 2021, through October 31, 2029.

The RHNA plan allocation was based on methodology adopted by SACOG in November 2019. SACOG developed the allocation methodology, which represents the culmination of input from the public, local housing planners, and housing stakeholders across the greater Sacramento region. The methodology is oriented around furthering the five RHNA objectives: (1) Increase Housing Supply and Mix of Housing Types; (2) Promote Infill, Equity, and Environment; (3) Ensure Jobs Housing Balance and Fit; (4) Promote Regional Income Parity; and (5) Affirmatively Further Fair Housing. The percentage of lower-income units starts with 40.7% lower income in each jurisdiction, with adjustments made on factors for affirmatively furthering fair housing, regional income, and job/housing fit.

Table 3-38 shows the SACOG RHNA plan allocation for Yuba City. As shown in the table, the RHNA plan allocated 3,308 new housing units to Yuba City for the planning period. Of the 3,308 new housing units, 378 units are to be affordable to extremely low-income households, 378 units are for very low-income households, 455 are for low-income households, and 2,097 units for moderate and above-moderate income households.

**Table 3-38: Housing Needs by Household Income Category**

<i>Income Category</i>	<i>Number</i>	<i>Percent</i>
Extremely Low	378	11%
Very Low	378	11%
Low	455	14%
Moderate	622	19%
Above Moderate	1,475	45%
<b>Total</b>	<b>3,308</b>	<b>100%</b>

*Note: Assumes 50 percent of the very low-income households are extremely low-income households.*

*Source: SACOG 2021-2029 RHNA - Final Allocations.*

The City must provide an estimate of the projected extremely low-income housing needs. 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 756 very low-income housing needed, the City is estimating 378 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.

## 4. Assessment of Fair Housing

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, AFFH means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

AB 686 requires the City of Yuba City (City), and all jurisdictions in the state, to complete three major requirements as part of the Housing Element update:

1. Conduct an AFH that includes a summary of fair housing issues; an analysis of available federal, state, and local data knowledge to identify patterns of segregation or other barriers to fair housing; and prioritize contributing factors to fair housing issues.
2. Prepare the Housing Element Land Inventory and identify sites through the lens of AFFH.
3. Include a program in the Housing Element that affirmatively furthers fair housing and promotes housing opportunities throughout the community for protected classes and addresses contributing factors identified in the AFH (applies to housing elements beginning January 1, 2019).

In order to comply with AB 686, the City has completed the following outreach and analysis.

### Outreach

The update to the City’s Housing Element was completed immediately following the updates to the City’s 2020-2024 Consolidated Plan and 2020 Analysis of Impediments to Fair Housing Choice (AI). Because of the timing, the City incorporated community outreach regarding fair housing issues into the update process for the consolidated plan and analysis of impediments, as well as completing one-on-one meetings with service providers during the 2021-2029 Housing Element update process. The variety of methods and ongoing community outreach from late 2019 through 2020 provided an opportunity for the City to reach members of all socioeconomic segments.

In November 2019 and February 2020, the City held two public workshops to discuss the Consolidated Plan and AI process and the importance of community involvement in the preparation of both documents. These meetings were marketed through the City’s website and email distribution of information to stakeholder organizations to reach their clients and staff. Across both meetings, attendees included representatives of the Regional Housing Authority for Sutter and Nevada Counties, Hands of Hope, Sutter-Yuba Homeless Consortium, Central Valley Homeless Assistance Veterans Program, FREED Center for Independent Living, Habitat for Humanity, and Bridges 2 Housing.

In addition to the public workshops for the AI and Consolidated Plan processes, the City conducted one-on-one consultation meetings for the Housing Element update with service providers and other organizations who serve special-needs groups and other typically hard-to-reach groups. The purpose of these consultations was to solicit direct feedback on housing needs, barriers to fair and affordable housing, and opportunities for development from all economic segments of the community. The primary concern stakeholders felt needs to be addressed is the lack of affordable housing, especially for extremely low-income households. The Camp Fire in Paradise in nearby Butte County destroyed homes, displaced residents, and resulted in increased demand for housing in Sutter County, including Yuba City. The price

increases as a result of this increased demand have forced those seeking affordable housing to move further from resources and jobs. Even where housing is available, stakeholders asserted that many barriers to housing for low-income households result from strict rental requirements (e.g., credit history checks, rental references), cost of deposits up front that make affording new housing challenging, substandard housing conditions, and income source discrimination by landlords. Stakeholders emphasized that code enforcement processes typically either do not adequately require repairs to homes or result in occupants being displaced.

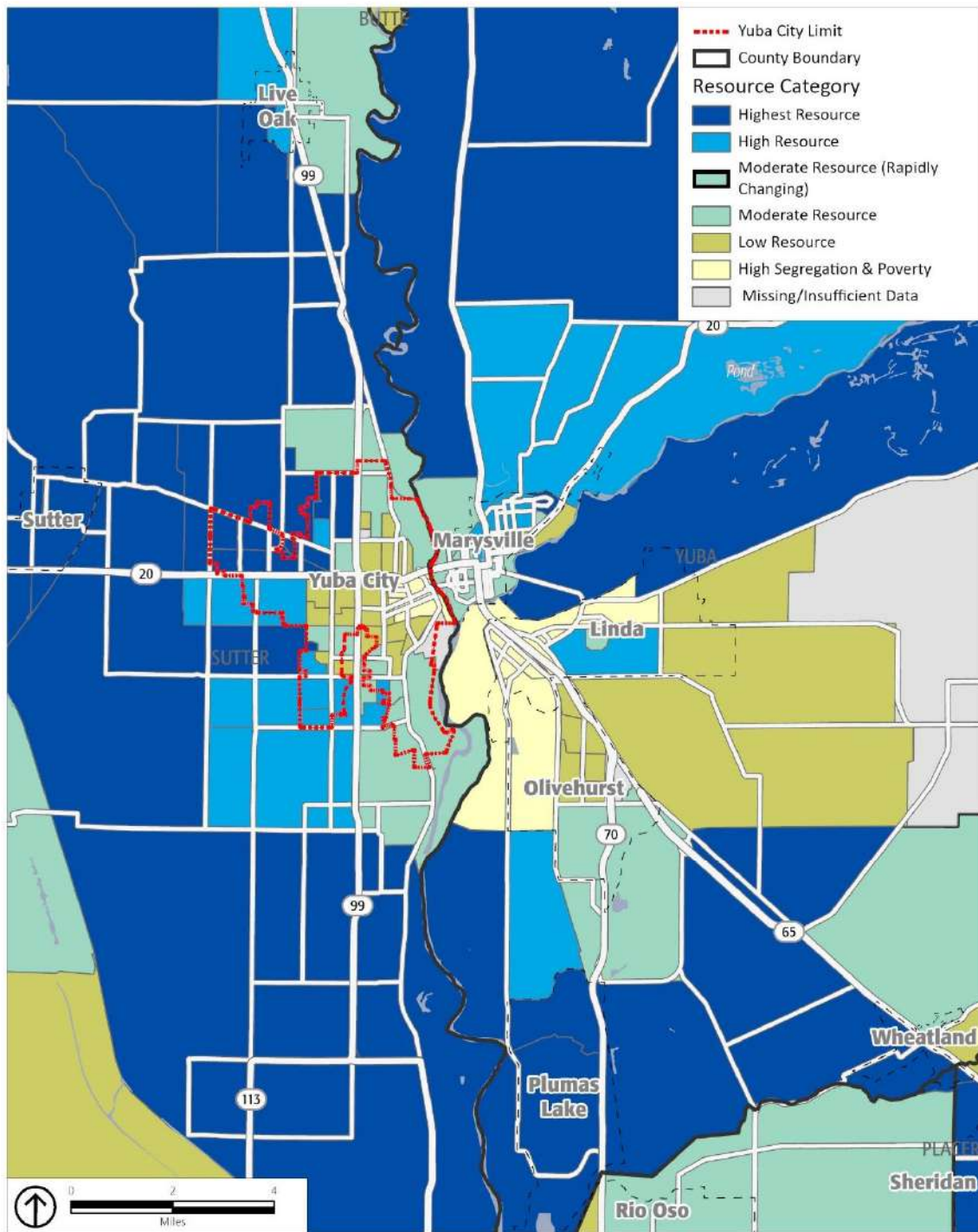
## **Assessment of Fair Housing Issues**

California Government Code, Section 65583 (10)(A)(ii), requires the City of Yuba City to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. According to the 2020 Tax Credit Allocation Committee (TCAC)/Housing and Community Development (HCD) Opportunity Area map, the core of Yuba City is primarily Low Resource and has high rates of poverty and racial and/or ethnic concentration, as shown on Figure 4-1, *TCAC/HCD Opportunity Areas*. City staff reviewed this map and found that it accurately characterizes Yuba City.

The area of the city bordering the Feather River, south of Colusa Avenue, north of Franklin Avenue, and east of Cooper and Park Avenues is considered an area of high poverty and racial and/or ethnic concentration. In contrast, the portions of the city west of Harter Parkway, south of Lincoln Road, and north of Queens Avenue are primarily higher designations ranging from moderate to highest resource areas; all areas considered high or highest resource are along the western boundary of the city.

Some of the indicators identified by TCAC and HCD to determine the access to opportunity include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. These indicator scores decrease as the level of designation decreases until “low resource” areas, which typically have limited access to education and employment opportunities and may have poor environmental quality. For purposes of evaluating fair housing, resource levels refer to the geographic proximity and ease of access to resources, such as low-cost transportation, jobs, and high-quality schools, with low-resource areas having the most limited access. In an area of high segregation and poverty, at least 30 percent of the population is below the federal poverty level, and patterns of racial segregation exist. In addition to reviewing these categorizations, the City also individually analyzed several factors, described below, to assess patterns that may further fair housing issues and identify actions to combat these.

Yuba City’s history is rooted in its agricultural economy, which remains the backbone of the local economy. Since its incorporation in 1908, Yuba City has been home to a racially and ethnically diverse population. Rapid regional growth recently has resulted in a near doubling in population size in Yuba City every 20 years. This wave of growth in an agricultural community has resulted in development of single-family housing to meet the needs of the family-oriented city. The agricultural economy and relative affordability of Yuba City, when compared with other areas in the Sacramento region, has historically been a draw for individuals and families immigrating into Northern California. These historic trends led to the multicultural character of the community today. The center of the city was developed first. Homes there tend to be older and smaller than in other areas of the City, and thus more affordable, which contributes to a concentration of lower-income households. The older homes west of the city center are also more affordable than other parts of Yuba City. Strong cultural emphasis on the family and multi-generational housing structure has created pockets of racial and/or ethnic concentration. This combined with an increase in residential development along the edges of the city has led to the concentration of poverty along with racial and/or ethnic concentration in the downtown area.



Source: TCAC/HCD, 2021.

Figure 4-1  
TCAC/HCD Opportunity Areas

The City has conducted the following analysis of available data to assess local access to opportunities and indicators of fair housing issues, in addition to the designations provided by the TCAC/HCD Opportunity Areas map (Figure 4-1). Data for disability, poverty, and familial status was available at the census-tract level, and data for rates of opportunity areas, overpayment, jobs proximity, and diversity were available at the block-group level. The City has used the most localized level of data available for the analysis.

### **Patterns of Integration, Segregation, and Racial/Ethnic Areas of Concentration**

Over the last decade, the percentage of residents that identify their race as White has remained relatively stable at approximately 64 percent; however, the population of persons who identify their ethnicity as non-Hispanic White has decreased from 47 percent of the population in 2011 to 42 percent in 2019. Since 2011, the percentage of the population that identifies as Asian, the second-largest group, has decreased by 10 percentage points while there has been an increase in residents that identify as one or more race. Yuba City also has a relatively high percentage of the population that is foreign born (27 percent), slightly higher than the percentage of Sutter County residents that are foreign born (22 percent).

As shown on Figure 4-2, *Diversity Index (2018)*, there is a high level of diversity across the city which indicates positive patterns of integration in most of the city. Levels of diversity in Yuba City are similar to surrounding areas, including the Cities of Marysville and Live Oak, and unincorporated areas adjacent to all three cities. Moving further into the more rural parts of Sutter and Yuba Counties, areas tend to be populated with concentrations of one ethnic group and therefore have lower ratings on TCAC's diversity index. In northeast Yuba County, these less diverse areas tend to be primarily White, Non-Hispanic households. In Sutter County, to the north of Yuba City, these less diverse areas tend to be Black or Hispanic. Lower population density can also contribute to these lower diversity ratings. It is worth noting that the Esri diversity index used on Figure 4-2 is two-dimensional, so areas in the city that rank higher on the index have even distributions of racial and ethnic groups, and areas with lower rankings may have one larger racial or ethnic group within the area.

Although Figure 4-2 indicates a high level of diversity across Yuba City, as shown on Figure 4-3, *Racially or Ethnically Concentrated Areas of Poverty*, there is a racially or ethnically concentrated area of poverty (R/ECAP) just west of downtown, between State Route 20 and Franklin Avenue and between Cooper Avenue and State Route 99. A R/ECAP, as defined by the United States Department of Housing and Urban Development (HUD), is an area in which 50 percent or more of the population identifies as non-white and 40 percent or more of individuals are living at or below the poverty line. The R/ECAP is located in the older areas of the City, characterized by older, smaller housing, while growth and investment has focused in developing residential subdivisions in north and western areas of the City. Over 60 percent of the population residing in the R/ECAP are renting households, and Housing Choice Voucher (HCV) occupied housing units account for nine percent of the renter-occupied housing in the R/ECAP. While the R/ECAP does not have the highest concentration of HCV housing units in the City, the number of HCV housing units is more than triple the number of HCV units in adjacent census tracts west of Highway 99 and south of Franklin Avenue. As of the 2015-2019 American Community Survey (ACS), the population of this R/ECAP tract was estimated to be 5,386. This area, and downtown, have a higher percentage of Hispanic or Latino residents than other areas of Yuba City, reflecting areas to the north (Figure 4-4, *Predominant Population – Hispanic Majority*). There is also a higher percentage of residents in this area, as well as the rest of the southern portion of the city, whose primary language is not English (Figure 4-5, *Percentage of Population Linguistically Isolated*). In 2017, nearly 17 percent of Yuba City residents reported their primary language as one of many Indo-European languages, according to findings in the 2020 Yuba City Analysis of Impediments to Fair Housing. The Marysville/Yuba City Urbanized Area has a higher rate of non-English speaking households than most of the Sacramento Area Council of Governments (SACOG) region outside of downtown Sacramento. Yuba City has the only R/ECAP in Sutter County and as will be discussed, contains areas with the highest rates of poverty in the County. The R/ECAP in Yuba City is also the only R/ECAP within the rural areas of the SACOG region.

While Yuba City, Marysville, Linda, and Olivehurst have a larger area of concentrated poverty than most of the SACOG region outside of urbanized Sacramento, only Yuba City has an R/ECAP present. This implies that poverty within Yuba City disproportionately impacts non-White residents. Outside of Yuba City, R/ECAPs are present within the urbanized City of Sacramento and the suburban jurisdictions surrounding, including unincorporated Sacramento County, Rancho Cordova, and Davis.

In 2014, the area of Yuba City south of State Route 20 and east of State Route 99 had the highest percent of households below the poverty line. However, by 2019, the ACS estimates that this concentration has decreased slightly while percentage of households at or below the poverty line has increased in the area north of Queens Avenue and east of State Route 99 (Figure 4-6, *Poverty Status [2010-2014]*, and Figure 4-7, *Poverty Status [2015-2019]*). In this area north of Queens Avenue, it is estimated that more than 50 percent of the population is living in poverty; in most of downtown, more than 20 percent of the population falls into this category as well. While there are other areas of high poverty rates in the SACOG region, this area in Yuba City and the areas to the east in Marysville, Linda, and Olivehurst have a larger area of highly concentrated poverty than most of the region. From 2010 to 2019, the median income in Yuba City has increased from \$49,500 to \$61,773, compared to a lesser increase in Sutter County as a whole from \$49,500 in 2010 to \$50,944 in 2019. While there has been an increase in median income in Yuba City and a slight decrease in poverty rates, the gap between the median income and those households living in poverty has become more significant.

In northern Yuba City, the area with lowest rate of poverty (less than 10 percent) contains the only area in the city where the median income exceeds the statewide median income of \$87,100, according to the HCD 2020 State Income Limits. This concentrated area of affluence is identified as Highest Resource on the TCAC Map, indicating residents of this area have access to the best outcomes in terms of health, economic attainment, and education attainment. While providing positive outcomes to residents within the concentrated area of affluence, barriers exist that prevent other Yuba City residents from accessing the same opportunity. Bounded by city limits to the west and north, Highway 99 to the east, and Redding Avenue to Stabler Lane, Butte House Road to Belvin Road, Bradley Estates Drive to Stabler Lane, and Queens Avenue to Highway 99 to the south, this area is predominantly characterized by single-family residential and larger lot sizes. The majority of housing units in this area are owner-occupied, with only 35 percent of housing units occupied by renting-households. HCV units account for less than three percent of renting-households; Yuba City's R/ECAP contains over triple the number of HCV-occupied units. Where Yuba City's R/ECAP features predominantly Hispanic population, the area in Yuba City with the highest median income has a predominantly White majority population, which also correlates with a decrease in linguistically isolated population compared to the R/ECAP and surrounding downtown region. This implies that wealth inequality limits access to Yuba City's concentrated area of affluence. Many factors can contribute to wealth inequality, including access to education, transportation, social networks, and primary language. None of the homeless resources listed in Table 3-34 are located in Yuba City's concentrated area of affluence and are primarily located in downtown Yuba City, within the R/ECAP, and south Yuba City, further limiting access to high resource areas and concentrating unhoused residents in low resource areas in south Yuba City. Much of unincorporated Sutter County surrounding Yuba City is designated as highest resource areas on the TCAC map. With exception of census tracts surrounding Live Oak, the County's highest resource areas have a predominant White population. However, despite designated 'Highest Resource' on the TCAC Map, median income does not exceed the HCD State median income (\$87,100), except in a census tract that overlaps Yuba City, suggesting Sutter County does afford its residents access to considerable opportunity but does not contain concentrated areas of affluence. Within the SACOG region, cities such as Roseville, Folsom, and El Dorado Hills contain expansive concentrations of affluence, featuring highest resource categorizations on the TCAC map coupled with median incomes exceeding \$125,000. Similar to Yuba City, these areas are predominantly White, suggesting that regionally White residents have the most access to affluent areas in the SACOG region.



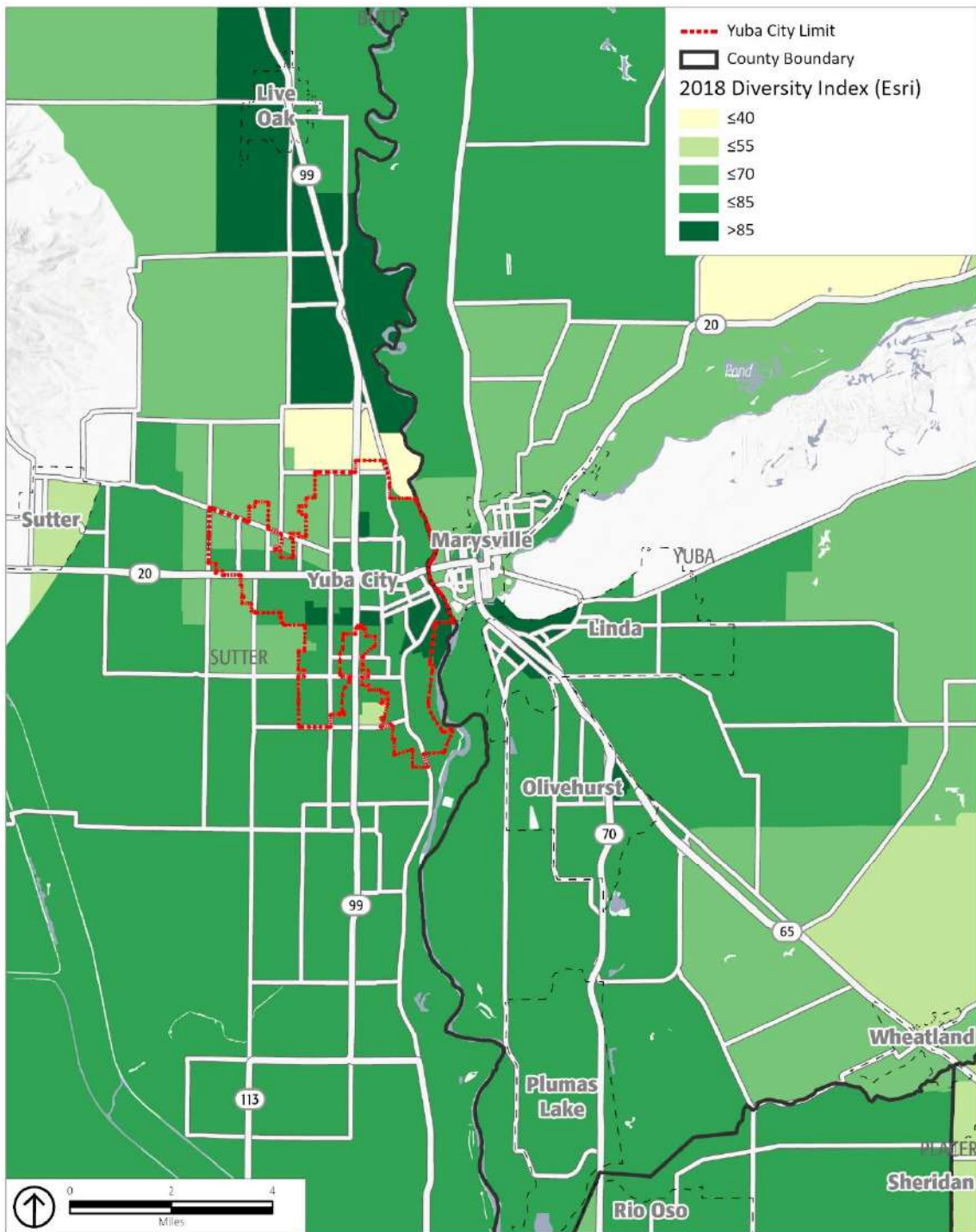
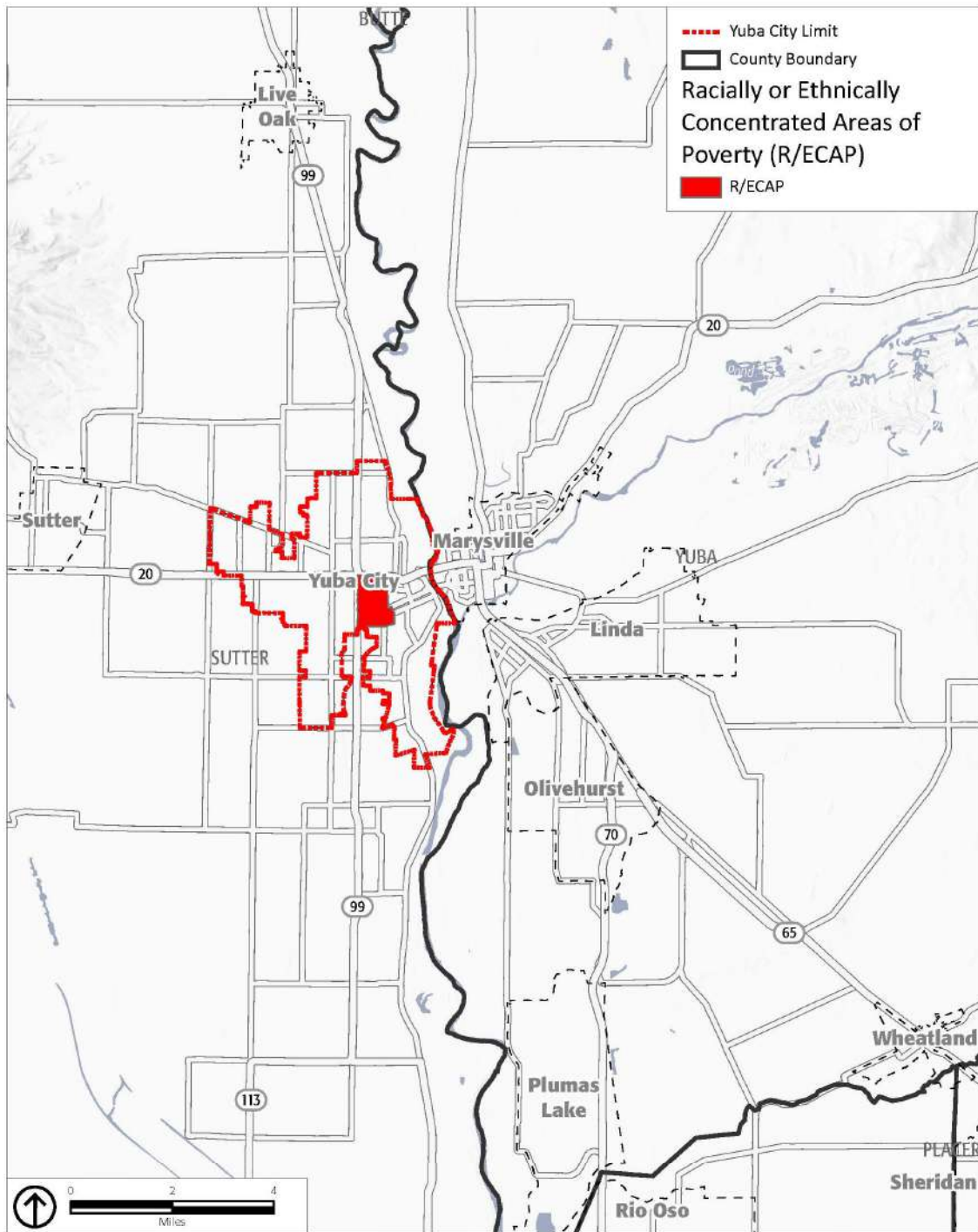


Figure 4-2  
Racial and Ethnic Diversity Index (2018)



Source: HUD, 2010.

Figure 4-3  
Racially or Ethnically Concentrated Areas of Poverty



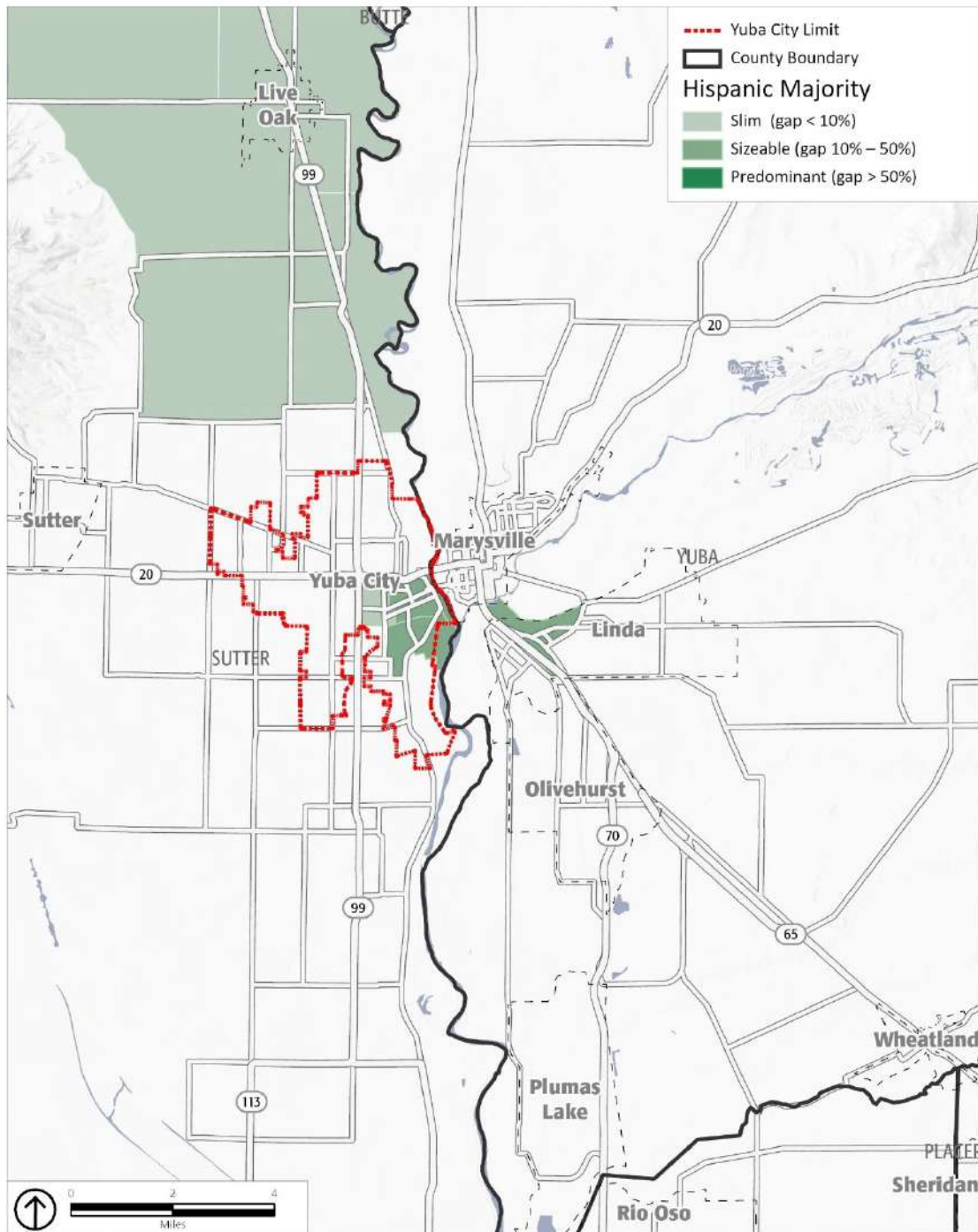
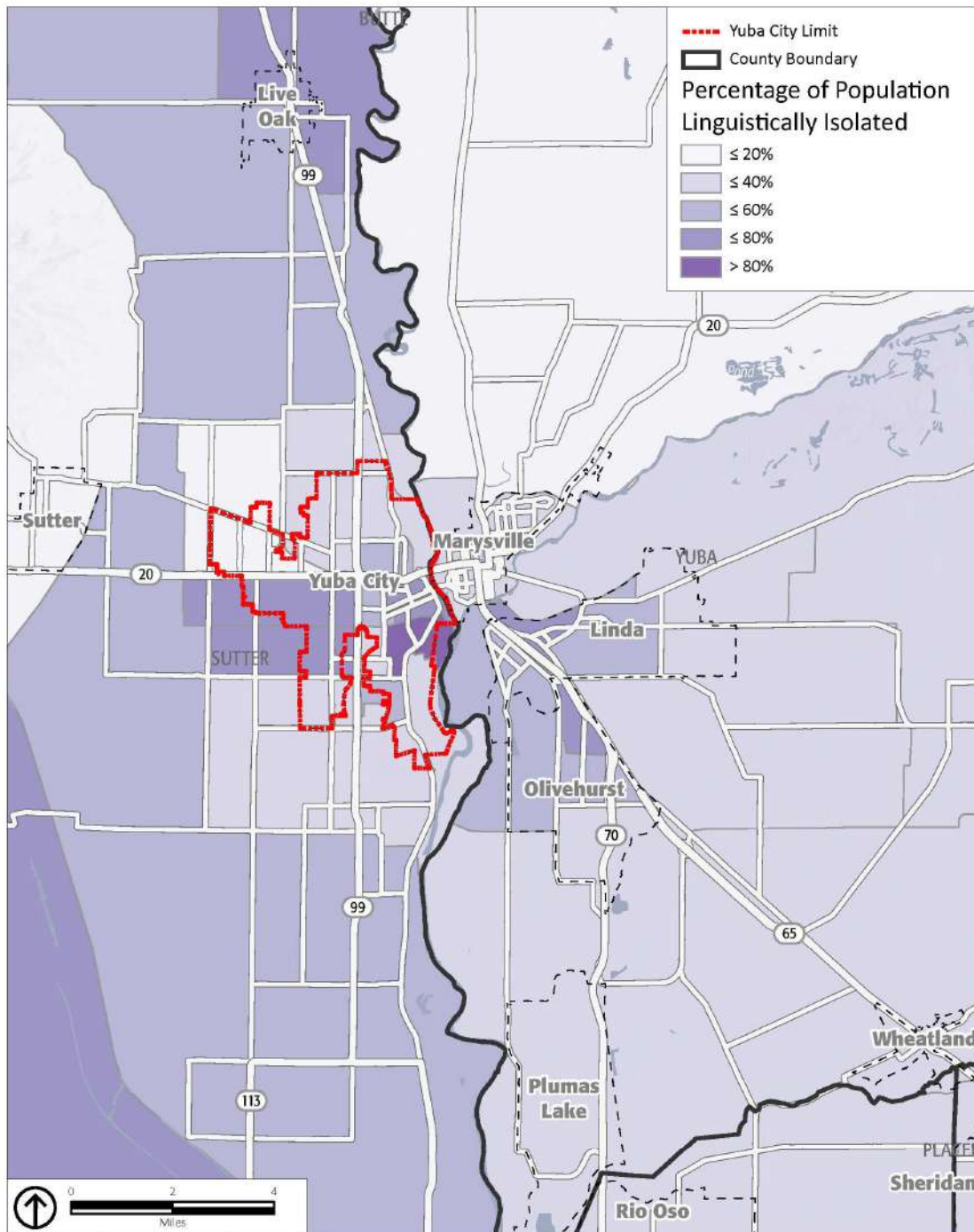


Figure 4-4  
Predominant Population - Hispanic Majority



Source: CalEnviroScreen 3.0, June 2018.

Figure 4-5  
Percentage of Population Linguistically Isolated

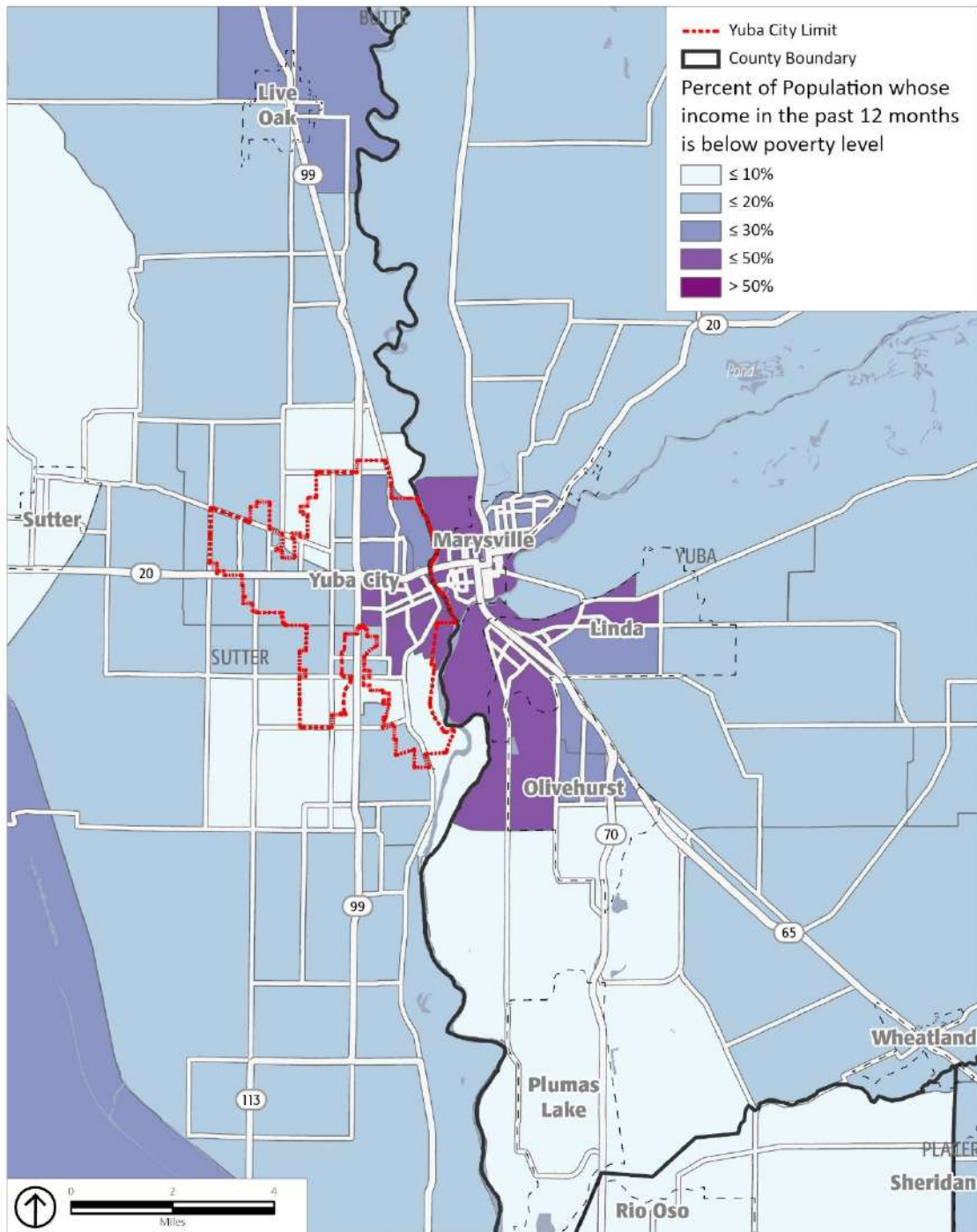
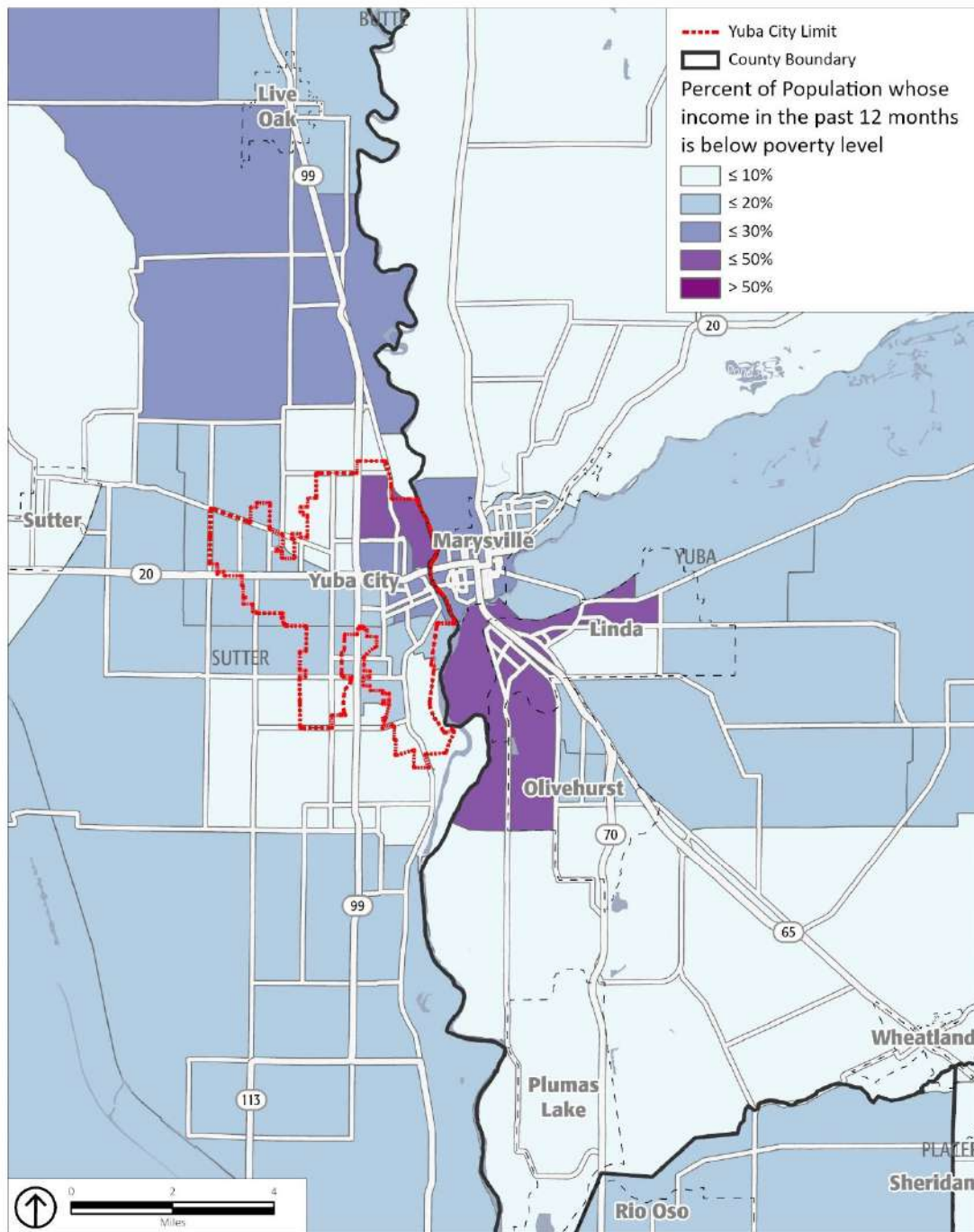


Figure 4-6  
Poverty Status (2010-2014)





Source: ACS 5-year estimate (2015-2019), by tract.

Figure 4-7  
Poverty Status (2015-2019)

Yuba City has historically been highly family-oriented, a pattern that still exists today; as discussed previously in Section 3, *Housing Needs Assessment*, nearly three-quarters of households are families with children. Across the SACOG region, the majority of households in suburban communities and most incorporated areas are married couples with children, like Yuba City. The percentage of households with children decreases in more rural and unincorporated areas, but the SACOG region is dominated by married-couple households, with the City of Sacramento being the only community not dominated by married-couple households. Yuba City mirrors this regional trend but differs from the rural and unincorporated areas of Sutter County, which have a higher percentage of single-person households. The dominance of families with children in most areas of the city supports a need for larger housing; however, the larger local context of nonfamily and single-person households suggests that there is also a need for smaller and more affordable housing units to meet that need.

As shown on Figure 4-8, *Population with a Disability (2015-2019)*, most of Yuba City has a lower percentage of the population with a disability than the immediately surrounding areas. In 2014, there was a high concentration of individuals with a disability in the area north of State Route 20, east of State Route 99, and south of Queens Avenue. However, by 2019, this concentration has diminished across the Marysville/Yuba City Urbanized Area. Despite this decrease, an area of higher concentration of disability remains along the southern boundary of the city between Franklin Avenue and Lincoln Road. This area has a slight overlap with the R/ECAP tract and with areas of increased poverty, which may indicate a concentration of lower-income persons with a disability. Overall, the percentage of residents with a disability is slightly higher in Yuba City than most of the SACOG region, though there are a variety of services to meet the needs of this population, as described herein. Regionally, the percentage of persons with a disability decreases to less than five percent in areas of highest resource and concentrated areas of affluences, including corresponding areas of Roseville, Folsom, and El Dorado Hills and increases in areas with higher rates of poverty, such as Grass Valley and pockets of Sacramento. As in Yuba City, persons with a disability have limited access to highest resource areas across the SACOG region.

### **Access to Opportunity**

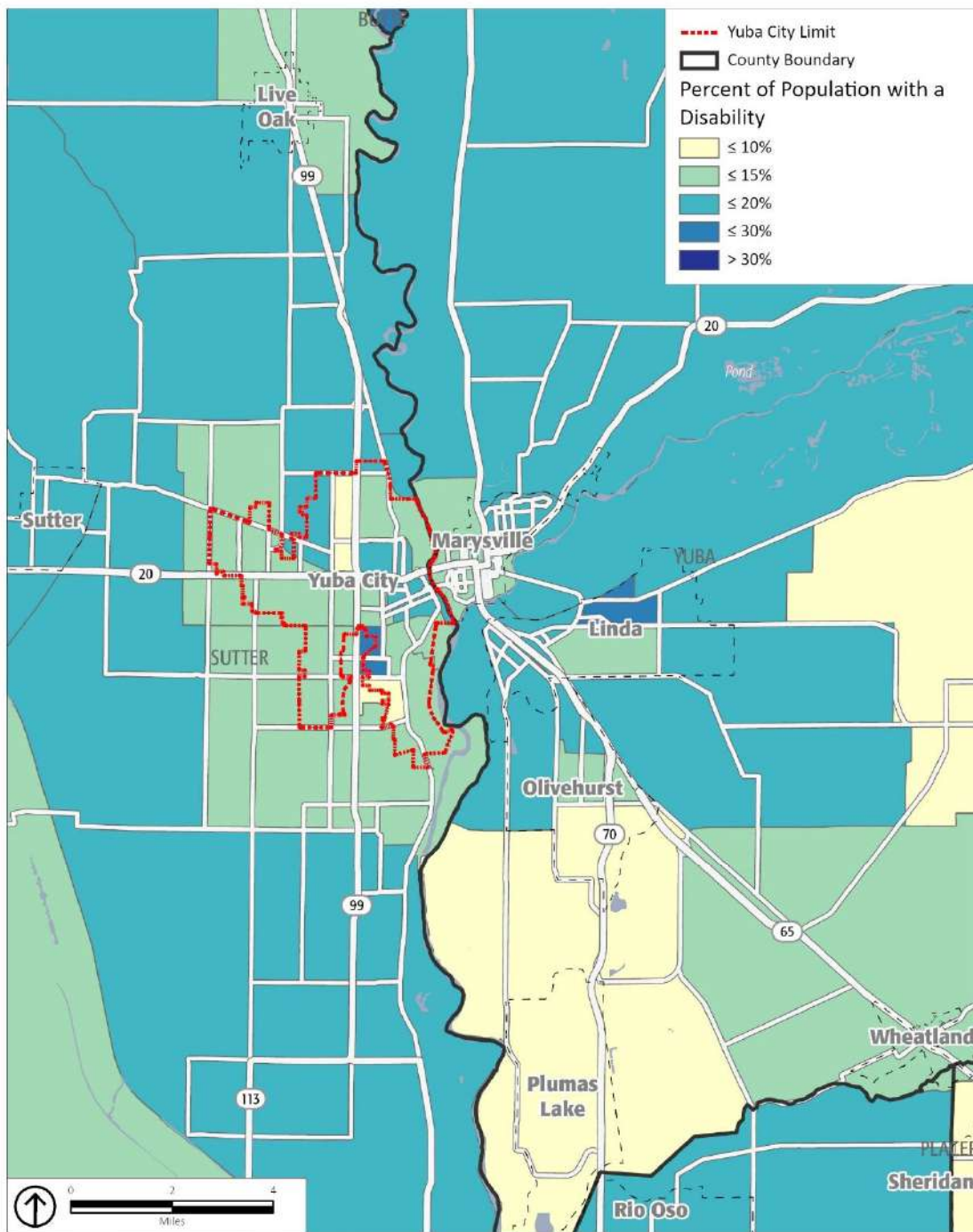
In a statewide ranking of 2016 California Assessment of Student Performance and Progress (CAASPP) test scores listed on School-Ratings.com, of the 17 ranked schools in Yuba City, only one school ranked in the 80th percentile compared to other similar schools in the state (Franklin Elementary K-8). No schools rank above the 80th percentile. Ten schools ranked below the 50th percentile, though these schools are distributed across Yuba City and are not concentrated in areas of poverty. However, despite this distribution, the quality of most schools in Yuba City has resulted in the whole core of the city scoring 0-0.25 on TCAC and HCD's indicators of educational outcome, with a score of 1 being the most positive educational outcome. As shown on Figure 4-9, *TCAC Opportunity Areas – Education Domain Score*, Yuba City has a lower educational score than most of the western portions of the SACOG region, but similar to rural areas of Placer and El Dorado Counties. To improve access to high-quality schools for all residents, the City will meet with the school district to develop a teacher incentive program to attract and retain high-quality teachers to the Yuba City Unified School District (Program H-F-1).

Unlike many rural areas, Yuba City is served by extensive public transit routes operated by Yuba-Sutter Transit. In 2004, SACOG recognized Yuba-Sutter Transit for its outreach efforts to increase ridership through its Salutes Regional Awards Program. Yuba-Sutter Transit is also known for its low cost for a wide range of services. The transit agency offers fixed local routes throughout the Marysville/Yuba City Urbanized Area, including Route 1: Yuba City to Yuba College, Routes 2A and 2B: Yuba City Loop, and Route 5: South Yuba City to North Yuba City, which offer a variety of routes through all areas of Yuba City as well as connecting residents to resources in Marysville, Olivehurst, and Linda. The routes operate six days a week with 30- to 60-minute headways and are available for a basic fare of \$1.00 or a discounted fare of \$0.50 for youth, seniors, and eligible disabled residents and Medicare holders. Yuba-

Sutter Transit also offers weekday commute-hour and midday transportation from Yuba City to downtown Sacramento to connect residents to employment opportunities in the region, a service which is offered by most of the rural SACOG counties to support rural residents commuting to the Sacramento area. Within the Sacramento area, opportunities for public transit increase, making it possible for residents within the Sacramento area to use public transit reliably. In addition to frequent bus system, Sacramento offers light-rail that connects cities along the Highway 50 corridor up to Folsom. In 2019, SACOG updated the Public Transit and Human Services Transportation Coordinated Plan, which identified unmet public transportation needs regionally that particularly limit mobility on the part of seniors, persons with disabilities, and those with low incomes. Stakeholders that rely on public transit or demand-responsive services reported reaching medical appointments was one of the greatest unmet needs. Issues identified with existing services include:

- Schedules are not always coordinated between agencies on route connections to reach medical centers.
- Those needing to reach medical facilities in another city or county can encounter difficulties trying to cross geographic boundaries, especially where eligibility requirements differ.
- Most demand-responsive services require advance reservations, making it difficult to reach a doctor for a same-day appointment because of an illness or emergency
- Transportation network companies (which allow users to schedule on demand rides via smartphone app) can be an option for those that have access to the technology necessary to request a ride and can afford these more expensive services. These services are usually not accessible to disabled persons that use mobility devices like wheelchairs and scooters, and frequently refuse rides to those with service animals.

Stakeholders additionally found that some cases of intercity connections are good, providing direct service without transfers or waiting, especially important for residents reliant on public transit. However, stakeholders of Yuba City or surrounding Sutter County had insufficient services between cities, particularly critical for residents attempting to reach medical centers. SACOG reported that from Yuba City to Kaiser Morse take up to 2.5 hours and three transfers, with half of the time spent waiting for transfers and is only available Monday through Friday.



Source: ACS 5-year estimate (2015-2019), by tract.

Figure 4-8  
Population with a Disability (2015-2019)



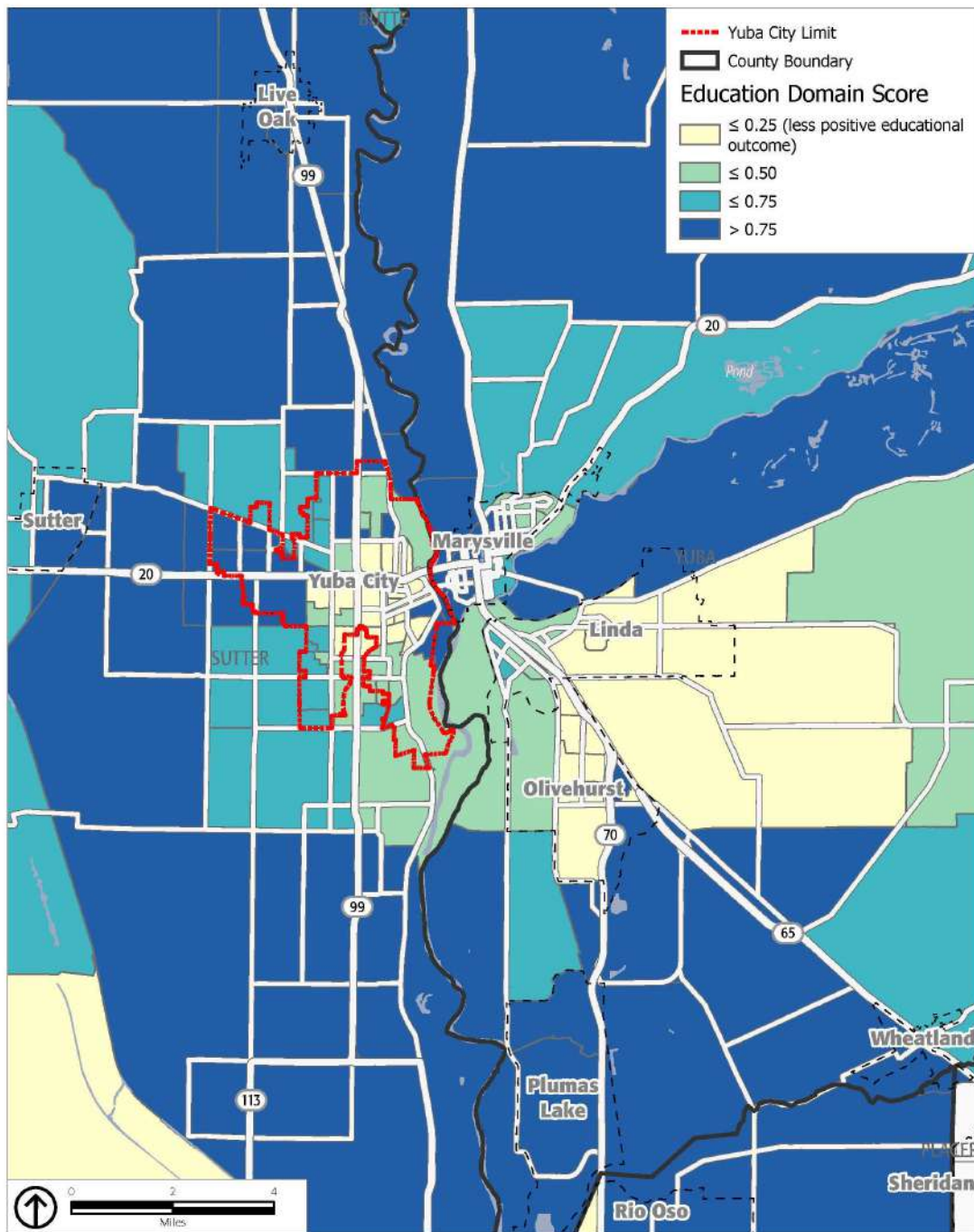


Figure 4-9  
TCAC Opportunity Areas - Education Domain Score



As shown on Figure 4-10, *Job Proximity Index*, HUD's 2017 jobs proximity data identifies that areas with the closest proximity to jobs are in downtown Yuba City and downtown Marysville to the east. These areas have access to Highway 20, providing quick, reliable access to both downtown Yuba City and downtown Marysville. The data shows that the southern reaches of the city have the longest commute times, while the northern areas of the city enjoy closer job proximity, including the downtown area. South Yuba City is largely single-family homes with limited commercial uses integration, concentrating job opportunities within the downtown area. However, while the greatest access to jobs and employment opportunities is in the downtown portion of the City, the assessment of racial/ethnic concentration and integration patterns finds that this area is populated by the lowest-income households. The discrepancy between these findings may suggest that either the jobs in this area do not meet the needs of the residents, creating a jobs/housing imbalance, or that residents may be able to live and work in this area but only access low-wage positions. Regionally, job proximity scores increase in Sacramento, Roseville, and Rancho Cordova, which offer important economic centers for the region, while rural Sutter County and foothills have very low job proximity scores. While Yuba City creates a local job center for Sutter-Yuba counties, job growth in rural areas of SACOG, including Sutter County, are limited by lack of infrastructure. The SACOG Prosperity Plan released in May 2020 identifies specifically that "investment in digital infrastructure, including broadband and 5G wireless network expansions, can help overcome an existing digital divide and be a catalyst for innovation in the region, for businesses, educational institutions, the workforce and government. Greater broadband deployment will increase the ability to telecommute, which in turn also reduces the demand, capacity, climate impact and expense of transportation systems. Early work to identify strategic broadband corridors has already identified transportation corridors that could also benefit from greater broadband infrastructure, such as US 50 in rural El Dorado County or CA 113 in Yolo County, connecting to Sutter County and areas in Yuba County." The City will promote the availability of Sutter County's CalWorks program so residents can access financial assistance and employment training (Program H-F-1).

To meet the needs of the population with disabilities in Yuba City, there are 10 licensed adult residential care facilities and 9 licensed assisted living facilities for the elderly across the city. Additionally, residents are served by Heart to Heart Transportation and Dial-A-Ride, both providing reservation-based curb-to-curb non-emergency medical transportation for residents of Yuba City. Additionally, FREED provides vouchers for eligible residents that can be used to pay for Dial-A-Ride. The City also requires new developments to comply with Title 24 of the California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability. To ensure that older housing that may not meet accessibility requirements can be adapted, the City will develop a process for reasonable accommodation requests (Program H-D-3).

In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community's environmental scores. A community with a high score, is one with higher levels of pollution and other negative environmental indicators. Based on CalEnviroScreen, pollution and other environmental factors most negatively impact central Yuba City, from downtown to the eastern city limits along the river and adjacent to the R/ECAP. As discussed, central Yuba City has a predominant Hispanic majority population, making Yuba City's Hispanic population more susceptible to health complications due to exposure to environmental health hazards. Older housing (greater than 30 years) within the downtown area may further exacerbate health issues resulting from substandard housing that residents in north and south Yuba City living in newer residential subdivisions may not encounter. Regionally, jurisdictions within the Sacramento Valley have greater exposure to pollution, which poses a risk to resident health. While Yuba City includes the highest scores, the unincorporated County received relatively low scores when compared to the rest of the SACOG region. While still rural, foothill and mountain jurisdictions in the SACOG region enjoy improved

environmental conditions and are less likely to experience the same health complications Valley residents face.

### **Mortgage Loan Access**

Data about the availability of financing for homebuyers is published annually as a result of the Home Mortgage Disclosure Act (HMDA). In 2019, just under two-thirds (64.6 percent) of first mortgages originated within the census tracts that cover Yuba City went to White homebuyers. Within the whole population of Yuba City, 43 percent of residents were White as of the 2014-2018 ACS. It is worth noting that HMDA includes Hispanic or Latino residents within other race and ethnicity categories, while the ACS disaggregates this identity. However, in 2019, 17.6 percent of home purchase loans that were originated were made to Hispanic or Latino residents; as of the 2014-2018 ACS, 30 percent of Yuba City residents were Hispanic. This suggests that differences in survey methodologies may not account for the disproportionate rates of loan origination for White residents. In 2019, 15.2 percent of loans originated were made to Asian homebuyers, while Asian residents accounted for 19 percent of the population as of the 2014-2018 ACS.

Rates of loan origination for White residents in 2018 were similar to those in 2019 (64.9 percent in 2018 compared to 64.6 percent in 2019). Fewer Hispanic or Latino residents received home purchase loans in 2018, with 14.1 of loans originated in 2018 made to Hispanic or Latino residents, as compared to 17.6 percent in 2019. More loans were originated to Asian homebuyers in 2018 than 2019 (17.8 percent in 2018, compared to 15.2 percent in 2019). Among loan applications denials, applications made by Asian residents were disproportionately high; 24.5 percent of denials made in 2019 and 21.0 percent of denials made in 2018 were made to Asian applicants. Hispanic or Latino residents represented 28.7 percent of denials in 2019, compared to 21.8 percent of denials in 2018. Both rates are lower than the percent of Yuba City's population that is Hispanic as of the 2014-2018 ACS (30 percent). Causes for disparities in access to home mortgages may be varied and can include disparities in income based on race and bias among lenders. The City has limited influence on these factors, but by encouraging and supporting the development of more affordable housing across the city, residents looking to purchase homes may be able to find homes at more accessible process and may be able to spend less on their current housing and would therefore have less of a challenge saving enough for a down payment. Program H-B-1 commits the City to supporting the Regional Housing Authority's First-Time Home Buyer Program to encourage and facilitate the purchase of affordable housing units by low-income households and ensuring equal access to the program across all socioeconomic groups. Program H-F-1 commits the City to supporting non-profit organizations in their efforts to combat lending practices that disproportionately impact people in protected classes including race, color, national origin, religion, sex, age, or disability.

### **Disproportionate Housing Need and Displacement Risk**

As discussed in Section 3.5, *Income and Housing Costs*, overcrowding is a more significant issue among renter households than among owner households. While 7.3 percent of all households were overcrowded in 2019, 10.7 percent of renters are overcrowded, while approximately 4.4 percent of owners are living in overcrowded situations. In the City of Marysville, the rates of overcrowding are slightly less than Yuba City at 5.7 percent for all households; with less difference between renter (5.1 percent) and owner (6.7 percent) households as seen in those categories in Yuba City.

Per Figure 4-11, *Overcrowded Households*, overcrowding in Yuba City is most common in the area of high segregation and poverty, followed by areas of low resource. Overcrowding is also present, at a similar or higher rate, in the unincorporated areas of Linda and Olivehurst, as well as in the nearby cities of Marysville and Live Oak. More rural areas of Sutter and Yuba County have lower rates of overcrowding. The trends of overcrowding in Yuba City reflect the region, with higher concentrations of overcrowding in areas with higher poverty. The higher rate of overcrowding typically means that either

appropriately sized housing is unaffordable to current residents, or that the type of housing available does not meet the need. In either case, overcrowding means there is a disproportionate need for affordable, larger housing units in these areas. The City will meet with the developers to identify barriers to constructing larger housing (Program H-D-7) and has included several other programs to incentivize development of affordable housing.

In addition to overcrowding, overpayment is a significant issue in Yuba City. While overpayment is an issue for both renters and homeowners, the issue is more significant among renters. HUD's Comprehensive Housing Affordability Strategy (CHAS) data estimates that approximately 43.8 percent of lower-income (< 80% HAMFI) renter households are paying more than 30 percent of their income toward housing expenses compared to 16.3 percent of lower-income owner households. Households that are paying more than 50 percent of their household income toward housing expenses are considered to be severely overpaying. For lower-income households (< 80% HAMFI), high rates of severe overpayment can indicate a lack of availability of more affordable housing options. Rates of overpaying among lower income households are similar in Yuba City and surrounding areas. The approximate percentages lower-income households paying more than 50 percent of their income on housing was:

- 14.9 percent of lower-income households in Yuba City, with
  - 21.5 percent of lower-income renter households and
  - 9.0 percent of lower-income owner households
- 13.9 percent of lower-income households in Sutter County (including incorporated cities), with
  - 20.7 percent of lower-income renter households and
  - 8.7 percent of lower-income owner households
- 15.9 percent of lower-income households in Marysville, with
  - 19.6 percent of lower-income renter households and
  - 9.3 percent of lower-income owner households
- 14.0 percent of lower-income households in Yuba County (including incorporated cities), with
  - 22.1 percent of lower-income renter households and
  - 8.2 percent of lower-income owner households

The percentage of homeowners overpaying for housing in Yuba City has decreased since 2014 in most areas of the city, with the exception of the area between Queens Avenue and Pease Road, east of State Route 99 where the percentage of homeowners overpaying has increased to more than two-thirds of owner households (see Figure 4-12, *Overpayment by Owners 2015-2019*). Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. Based on conversations with stakeholders and local service providers, overpayment can be a significant factor for very low-income households to enter homelessness. 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. Stakeholders identified that regional patterns of displacement, particularly Butte County and Paradise residents displaced from Camp Fire, have increased competition for limited affordable housing in Yuba City, forcing residents to search for housing above their means. For Yuba City's very low-income residents, including seniors and persons with disabilities that may live on a fixed income, are most at risk for displacement as they are unable to afford rent prices driven up by increased local demand. To understand displacement regionwide, the University of California at Berkeley prepared the

Urban Displacement Project in 2019 that assessed leading factors for displacement in the greater San Francisco and Sacramento region. Their research found that within urbanized Sacramento, low-income households are most susceptible to displacement, particularly residents living in neighborhoods vulnerable to gentrification. Conversely, Folsom and Elk Grove are increasingly exclusive, meaning that low-income households are unable to move to these areas. Households with special housing needs, such as seniors, persons with disabilities, female-headed single-parents and farmworkers experience higher rates of cost burden, overcrowding and homelessness and are therefore more vulnerable to substandard housing conditions, displacement and homelessness.

Stakeholders reiterated that additional affordable housing, particularly housing affordable to very low-income households, would work to alleviate impacts of overpayment. To address displacement risks due to overpayment, the City will provide incentives to encourage affordable development and will develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities within the city (Programs H-B-1, H-B-2, H-C-1-7, and H-D-1).

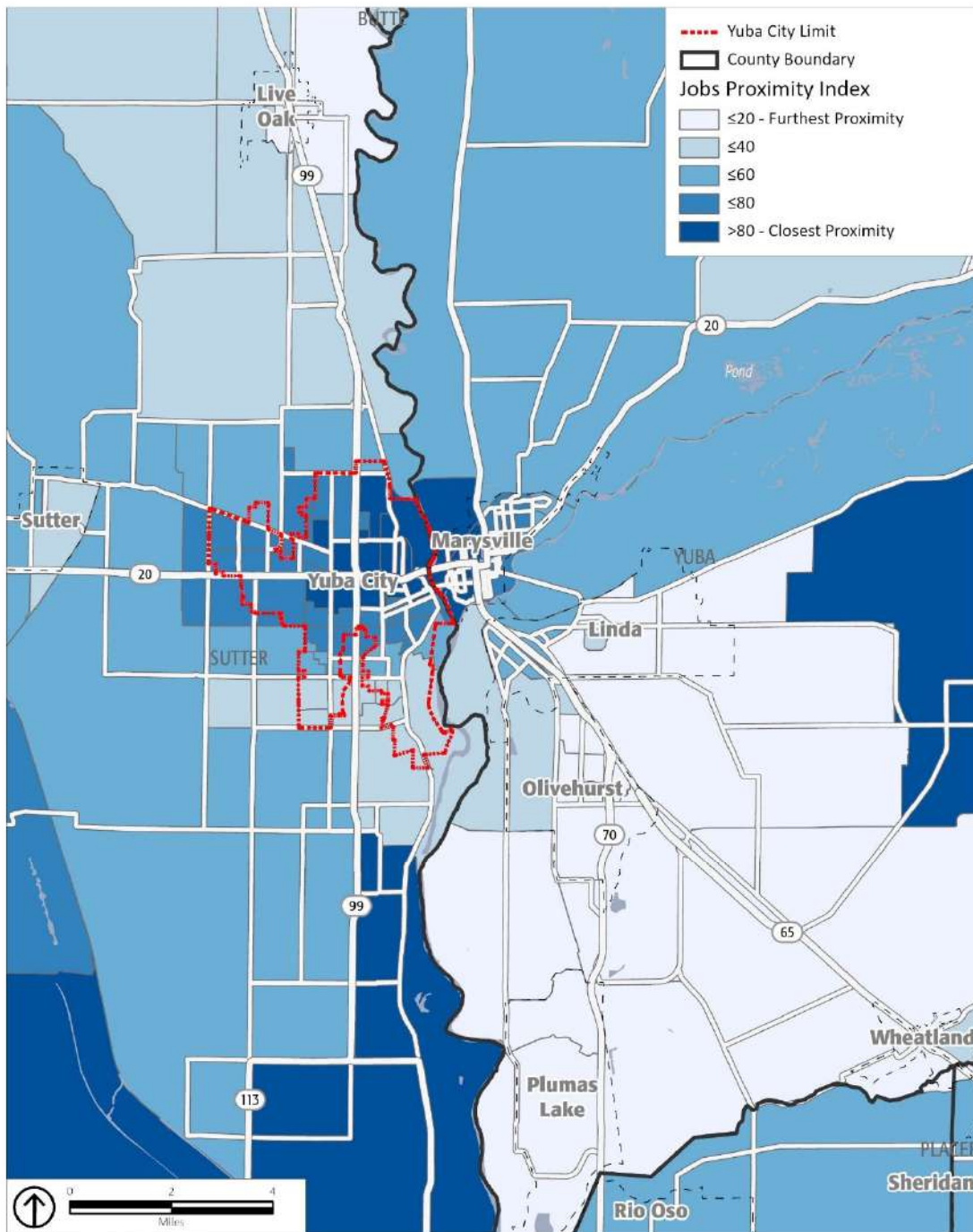
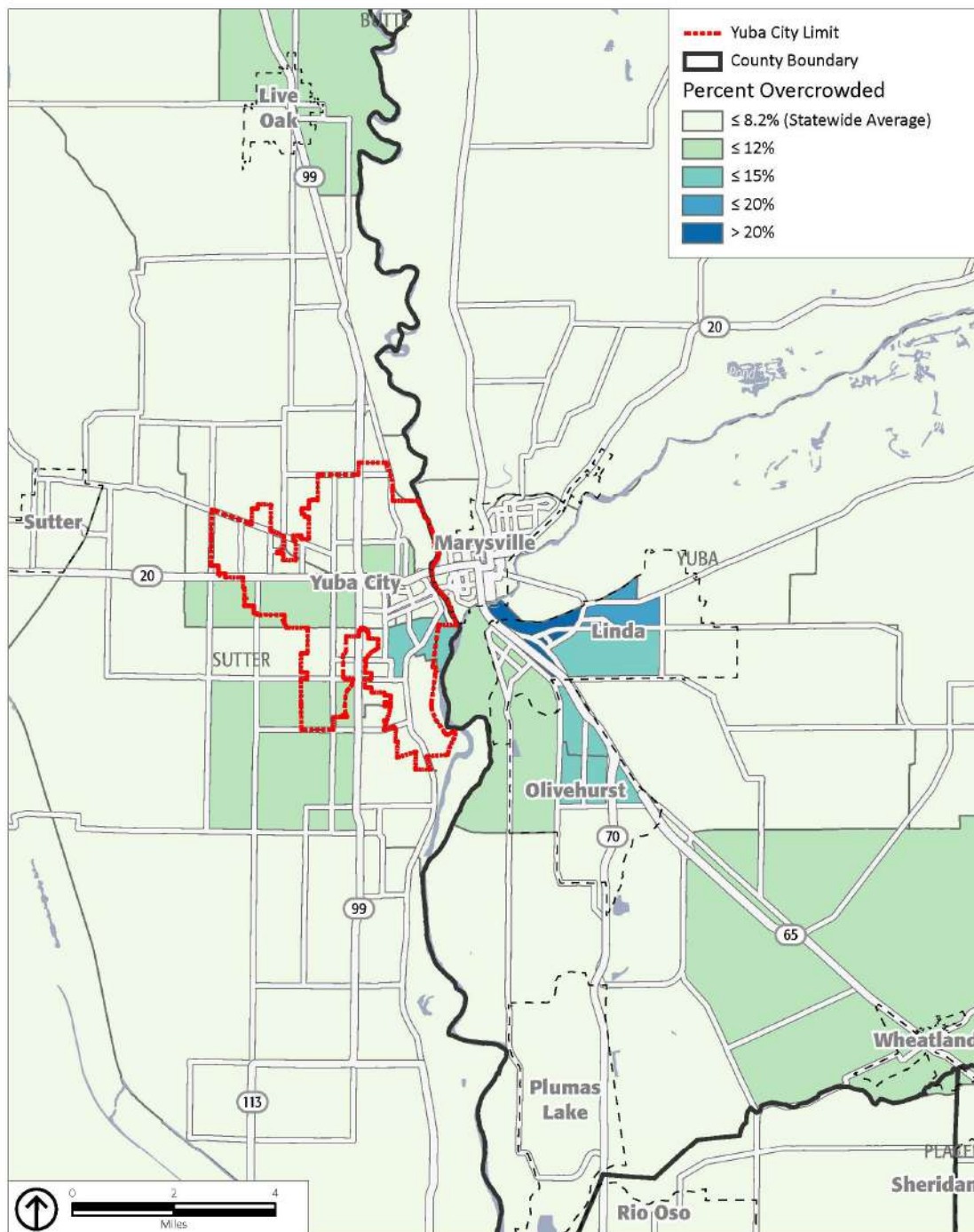


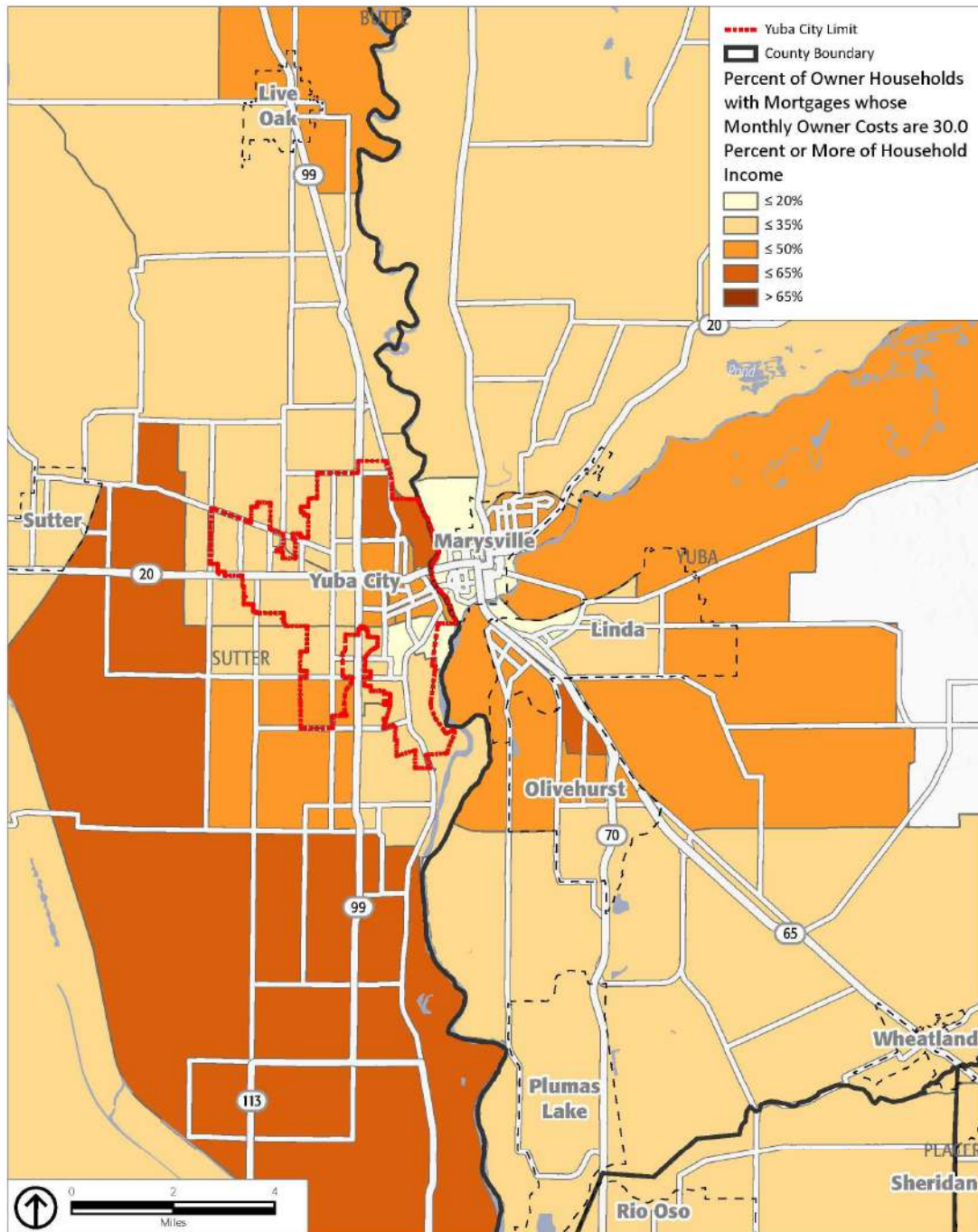
Figure 4-10  
Jobs Proximity Index



Source: CHHS, 2006-2010.

Figure 4-11  
Overcrowded Households





Source: ACS 5-year estimate (2015-2019), by block group.

Figure 4-12  
Overpayment by Owners (2015-2019)

In addition to overpayment and overcrowding, California Health and Human Services (CHHS) estimates that as many as 10 percent of housing units in the low-resource areas of downtown are missing a complete kitchen or plumbing. While this estimate may be higher than the actual number, it is higher than surrounding areas in Sutter and Yuba Counties, though similar to downtown Marysville, Linda, and Olivehurst. Additionally, approximately 59 of the housing stock in Yuba City is older than 30 years (built prior to 1990) and is likely in need of some type or repair or rehabilitation. Given that the median home value in Yuba City (\$335,594) is lower than many jurisdictions in the SACOG region and the City has a low median income, it is assumed that many homeowners, especially of older homes, are unable to keep up with regular maintenance of their homes. In some cases, the cost of repairs or necessary retrofitting to bring a housing unit into compliance with building standards can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is designated as uninhabitable. Stakeholders who participated in the Housing Element community engagement process identified that substandard housing in the Yuba-Sutter County areas frequently lead to displacement and/or homelessness, particularly for lower income households already vulnerable to homelessness. As discussed, the areas of greatest poverty and racial and/or ethnic concentration fall within Yuba City's downtown area, which is also the location of the City's oldest housing. Lower income households in the Yuba-Sutter area have limited opportunity to access newer residential subdivisions, as evidenced in Yuba City by the decrease of HCV housing units in northern and southern Yuba City as compared to central, downtown Yuba City. For lower income seniors and persons with disabilities, substandard housing makes these populations increasingly vulnerable to displacement and homelessness. Substandard housing may be additionally unsuitable for seniors and persons with disabilities that require accessibility equipment to conduct day-to-day life. Further, those on a fixed income likely are unable to pay for cost of repairs. As will be discussed further, disability proved the most frequently alleged basis for discrimination in Yuba City fair housing cases reported to HUD from 2013 to 2021, which may include cases where landlords denied accessibility upgrades to tenants with disabilities, forcing tenants to live in unsuitable housing. To prevent these situations, the City will refer homeowners to the Regional Housing Authority to apply rehabilitation funding and will consider using other funding to assist with relocation costs for low-income residents temporarily displaced during repairs (Program H-A-1).

### **Enforcement and Outreach Capacity**

While the City updates their policies and codes to reflect changes in state law, because of limited staff capacity, they have not completed a comprehensive review of zoning laws and policies to ensure compliance with fair housing law. The City is completing a minor update to its General Plan to address new state law and will subsequently revise the Zoning Code. High on the City's action list are programs to do a comprehensive update of the zoning ordinance to facilitate housing. Through Program H-A-7, the City commits to review the Zoning Code and update as necessary during the 2021-2029 planning period to ensure compliance with fair housing law, and will continue to examine land use policies, permitting practices, and building codes to comply with state and federal fair-housing laws.

In addition to assessing fair housing issues related to development standards, fair housing issues can include discriminatory behaviors by landlords and housing conditions. Yuba City complies with fair housing law regarding complaints by referring fair housing cases to, HUD's Office of Fair Housing and Equal Opportunity (FHEO), and the California Department of Fair Employment and Housing (DFEH), and nonprofit organizations such as California Rural Legal Assistance (CRLA). Yuba City has not tracked how many cases were referred during the previous planning period but will continue to refer fair housing cases and implement a monitoring program to track referrals (Program H-F-1). Through its partnership with Regional Housing Authority, Yuba City distributes information on fair housing in English, Spanish, and Punjabi to organizations that work with the general public and represent the building and real estate agencies. The Regional Housing Authority conducts annual fair housing events to raise awareness of fair housing issues.



CRLA is a nonprofit legal service program dedicated to assisting low-income individuals, households, and communities through free legal assistance and community education. In December 2020, CRLA reported to the City that the majority of fair housing cases that they handle are disability discrimination cases, often due to refusal by landlords to allow service animals due to “no pet policies.” They also emphasized that the lack of affordable housing, lack of rent control, and incomplete code enforcement exacerbate many issues that their clients face. CRLA reported that substandard housing units is a chronic issue in the City and surrounding areas, including lack of accessible housing for individuals with disabilities. They raised concerns that code enforcement does not adequately follow up on housing condition violations, and many violations result in tenants or owners being displaced due to the cost of repairs. Generally, substandard housing is typical to areas of high poverty which may be connected with areas of high ethnic concentration. Within Yuba City, areas of high poverty are concentrated in central Yuba City. To be clear, the City does not have a history of segregation, redlining or racially exclusive covenants, zoning or other regulations that would promote illegal segregation. Residential development has generally focused investment and growth in expanding new housing residential subdivisions in north and south Yuba City. Newer residential subdivisions that are predominantly single-family on large lots provide limited opportunity for affordable housing via high density development and exclude essential services. Lower-income households often cannot afford a personal automobile, so they need to live where they can walk or take transit to access essential services. This perpetuates reliance on substandard housing for affordable housing options for lower income households, persons with disabilities, and seniors. CRLA was unable to provide the specific number and type of cases received due to limited tracking capacity and confidentiality concerns.

In their *2019 Annual Report*, DFEH reported that they did not receive any housing complaints from residents of Sutter County. As part of the Fair Housing Assistance Program (FHAP), DFEH dual-files fair housing cases with HUD’s Region IX FHEO; HUD FHEO reported that 13 cases were filed by residents of Yuba City between January 1, 2013, and February 9, 2021. This number of cases provides only a snapshot of discrimination cases that exist as it does not include open cases, which are confidential, and many cases may go unreported or are filed with other agencies, such as CRLA. Of the 13 cases reported by HUD, the most frequently alleged basis for discrimination was disability, followed by familial status (Table 4-1). In addition to filed cases, there were 17 inquiries made to HUD about Yuba City housing providers, with the most commonly-known basis for these inquiries also being disability discrimination. These inquiries are not filed as complaints for investigation but provide additional information on patterns or impediments to fair housing.

**Table 4-1: Bases for Housing Discrimination Cases in Yuba City**

<i>Basis</i>	<i>Number</i>	<i>Percent</i>
Disability	9	69.2%
Familial Status	4	30.8%
Race	2	15.4%
National Origin	1	7.7%
Religion	1	7.7%
Retaliation	3	23.1%
Sex	0	0.0%
Color	1	7.7%
<b>Total Cases</b>	<b>13*</b>	<b>100.0%</b>

*Note:*

*\*Some cases alleged multiple bases; therefore, the number of alleged bases exceeds the total number of cases.*

*Source: HUD Region IX Office of Fair Housing and Equal Opportunity, 2021*

DFEH, FHEO and CRLA were unable to provide specific location information for cases either because they do not track the geographic origin of complaints or because of confidentiality concerns. Therefore, the City was unable to conduct a spatial analysis of fair housing cases to identify any patterns or concentrations of fair housing issues in the city. Program H-F-1 has been included to work with fair housing enforcement organizations and agencies to track issues and identify patterns in the city.

## **Sites Inventory and Existing Affordable Housing**

The City examined the opportunity area map prepared by HCD and TCAC (Figure 4-1). The opportunity area map identifies areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children.

Using the statewide opportunity area map and indicators of segregation, displacement risk, and access to opportunity as overlays to the City's sites inventory, the City was able to identify if the sites identified in the inventory to accommodate the lower-income Regional Housing Needs Allocation (RHNA) disproportionately concentrate these units or increase patterns of segregation.

The City identified candidate sites for above moderate income primarily within northern and central Yuba City in areas of the city categorized as highest resource and high resource. Sites located north of Highway 20 and east of Highway 99 have limited integration with low- or moderate-income sites, but offer less convenient access to schools, essential services, and commercial areas necessary to make the area suitable for affordable housing, particularly for persons with disabilities and seniors that would be isolated from services in the outer reaches of the city. Central Yuba City provides opportunity for a mix candidate sites for lower, moderate, and above moderate incomes that support place-based improvements to current disadvantages within Central Yuba City.

While the Central City Specific Plan, which is located in a High Segregation and Poverty area, was identified as a site that could accommodate 83 units affordable to lower-income households, this represents a relatively low proportion of the overall lower-income RHNA. Within the lower-resource areas in the center of the city, there is a mix of lower-income, moderate-income and above moderate-income inventory sites. In high and highest resource areas, such as in the north west side of the city, while more above-moderate sites are located here, the RHNA sites are not limited to those suitable for development affordable to higher-income households. This does not suggest a particular concentration of lower-income sites in these areas. It is worth noting that the opportunity area map developed by TCAC identifies much of the center of the city as low-resource. As such, it would be a challenge to locate housing in close proximity to jobs and schools without locating them within lower-resource areas. For example, Yuba City High School is located in a low-resource area. This section of the city is rated as having a closer proximity to jobs (see Figure 4-10) and limited overcrowding (see Figure 4-11). Some areas in this low-resource section of the city rank higher in linguistic isolation and poverty (see Figures 4-5 and 4-7, respectively). However, only one site in the inventory, which is identified as having the potential to serve lower-income households, is located in the section of the city with the highest rates of poverty.

Many of the sites in the inventory that have been identified as having the potential to serve lower-income households are located within one mile east or west of Highway 99, but particularly on the western side of the city, and many are between Queen Avenue and Franklin Avenue. This puts sites in close proximity to employment centers, including one of the city's largest employers, Sunsweet Growers. These sites are also located near several Yuba-Sutter Transit routes that both circulate Yuba City and connect to Marysville. Several schools are located in this area, including Gray Avenue Middle School and Yuba City High School on the east side of Highway 99 and River Valley High School on the west side. Several

grocery stores are also clustered in this area. By locating future affordable housing development close to downtown or to commercial centers near Highway 99 rather than in farther-away areas that are primarily residential, residents may have closer access to essential services such as schools, jobs, healthcare facilities, which can help to lower their overall cost of living and prevent lower-income residents from experiencing long commutes or struggling to access essential services.

Five of the seven candidate rezone sites that have been identified as having the potential to serve lower-income households following a rezone to medium/high density land use with R-3 zoning are located in highest resource areas on the northwest side of the city. One in the south side of the city is located in a high resource area, and the remaining site is located in a moderate resource area. Most candidate sites are located on or near major roadways served by transit and in close proximity to commercial areas and other services.

Existing affordable housing in the city includes:

- Park Terrace Apartments 665 Queens Avenue
- Live Oak Apartments 645 Queens Avenue
- Plumas Family Apartments 1240 Plumas Street
- Sutter Village 1200 Gray Avenue
- New Haven Court 448 Garden Highway
- Richland Housing 288 Samuel Drive
- Mahal Plaza 1719 Franklin Road

Park Terrace and Live Oak are both within close walking distance of two elementary schools and are approximately two miles from Yuba City High School. Yuba-Sutter Transit Route 2 has several stops within half a mile of the two properties. This route forms a loop around central Yuba City and connects to the High School, many parks and recreation facilities, as well as job centers. Several clusters of commercial areas are located along nearby Live Oak Boulevard, which could potentially provide nearby employment, and the properties are located one mile from the commercial center of Yuba Sutter Marketplace. The properties are also one mile from Ampla Health's Yuba City medical center.

Plumas Family Apartments and Sutter village are located just north of downtown along the Plumas St corridor, across the street from several medical offices. Yuba-Sutter Transit Route 2 also serves Plumas St. and provides connection to the rest of the city. They are both approximately 0.5 miles from the nearest elementary school. Plumas Family Apartments is located 0.7 miles from downtown Yuba City, where a number of public services and employment centers are located. The nearest grocery store is located approximately 0.5 miles from both properties.

New Haven Court and Richland Housing are both located on the southeast side of the city. Both are located approximately 0.5 miles from the nearest grocery store, 0.8 miles from the nearest elementary school and just over 1 mile from the High School. Both are served by Yuba Sutter Transit's Route 2.

Mahal Plaza is farther from downtown, located in a lower-density, primarily residential area. It is adjacent to a Head Start center but just over one mile from the nearest elementary and middle schools, two miles from the nearest High School and approximately 0.7 miles from the nearest grocery store. A commercial center is located one mile away, and the property is located near a stop on Yuba Sutter's Route 5, which circulates in the southern and western neighborhoods of the city and connects to several schools and employment centers. The property is also located just over a mile from Feather River Tribal Health Center.

## Contributing Factors

Discussions with stakeholders, fair housing advocates, and the assessment of housing issues identified several factors that contribute to housing issues in Yuba City, listed in Table 4-2.

**Table 4-2: Factors that Contribute to Housing Issues in Yuba City**

<i>Identified Housing Issues</i>	<i>Contributing Factors</i>	<i>Meaningful Action</i>
Displacement of residents due to economic pressures	Shortage of subsidized housing units Unaffordable rents and sales prices Concentration of poverty in low resource areas Limited variety of housing types to meet a range of incomes Cost of rehabilitation or repair Increased housing demand due to the Camp Fire	Improve condition of affordable housing stock and offer rehabilitation programs (Program H-A-1) Encourage ADUs in high resource and single-family areas (Program H-A-2) Connect residents to affordable homeownership opportunities (Program H-B-1) Strive to increase availability of rental assistance (Program H-B-2) Increase flexibility in permitting and development standards to facilitate residential development in more zones (Program H-C-5) Work with affordable housing providers to increase supply (Program H-D-1) Encourage diversity in multifamily unit size (Program H-F-1)
Displacement risk for large households	Availability of affordable units in a range of sizes	Refer residents to rehabilitation funding to adapt homes to meet their needs (Program H-A-1) Facilitate construction of affordable housing in a range of sizes to meet a variety of needs (Program H-A-3) Encourage larger multifamily units (Program H-F-1)
Presence of a R/ECAP downtown	Concentration of affordable housing units Limited economic mobility opportunities	Seek funding for targeted rehabilitation and increasing access to resources (Program H-A-1) Prioritize investing in basic infrastructure in these areas (Program H-F-1) Market availability of Sutter County's CalWorks Program (Program H-F-1)
Concentration of low-income households	Availability of rentals that accept Housing Choice Vouchers Shortage of subsidized housing units Concentration of more affordable housing downtown	Encourage ADUs in high-resource and single-family areas (Program H-A-2) Promote construction of higher-density units in high resource areas (Program H-A-3) Incentivize development of affordable housing through density bonuses (Program H-A-6) Strive to increase availability of subsidized units (Program H-B-2)

<i>Identified Housing Issues</i>	<i>Contributing Factors</i>	<i>Meaningful Action</i>
Discriminatory practices by landlords	<p>Supply of affordable housing that does not meet demand</p> <p>Concentration of affordable units in central Yuba City that require rehabilitation, repair, or accessibility equipment, resulting in disability discrimination</p> <p>Lack of knowledge of fair housing issues</p>	<p>Target availability of rehabilitation programs in areas of concentrated need (Program H-A-1)</p> <p>Incentivize development of affordable housing through density bonuses (Program H-A-6)</p> <p>Provide training to landlords on fair housing laws (Program H-F-1)</p>
Concentration of substandard housing	<p>Concentration of affordable units in central Yuba City, particularly downtown</p> <p>Cost of repairs and rehabilitation</p> <p>Focused development and investment of new residential subdivisions outside of central Yuba City</p>	<p>Seek funding for targeted rehabilitation and increasing access to resources (Program H-A-1)</p> <p>Promote construction of higher-density units in high resource areas (Program H-A-3)</p> <p>Strive to increase availability of rental assistance (Program H-B-2)</p> <p>Incentivize development of affordable housing (Program H-A-6)</p>

The City has identified the lack of subsidized and affordable housing units at a range of sizes and housing conditions as the primary contributing factors to fair housing issues in Yuba City. The City has included actions to address these factors, and all issues identified in this assessment, throughout the Housing Element programs and policies. In addition to including actions in all programs, Program H-F-1 has been included to affirmatively further fair housing, per AB 686, and take meaningful actions that, taken together, address significant disparities in housing needs and increase access to opportunity for all groups protected by state and federal law. Regional coordination efforts outlined in several programs will ensure that the City of Yuba City furthers patterns of integration and development of affordable housing in such a way that it will have a positive impact on residents of the city and region.

## 5 Land Inventory

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

### Existing Land Uses

As of March 2021, the City of Yuba City contains approximately 6,371 acres of residentially zoned land, consisting primarily of low-density, single-family neighborhoods. In addition, residential uses are permitted as secondary uses in commercial zones. In 2014, 181.3 acres of land were annexed into the City limits, and in 2019, an additional 51.8 acres were annexed.

### Assisted Housing Supply

An inventory of assisted rental and owner housing for low- and moderate-income households reported that Yuba City contained 530 units of assisted rental housing, as identified by the California Housing Partnership Corporation (see Table 5-1). These properties have received financial assistance from state or federal sources that require annual contract renewal. These units are either owned by the Housing Authority, owned by a nonprofit corporation and managed by the Housing Authority, or are privately owned. Richland Housing, included in Tale 5-1, is specifically restricted for current or retired agricultural workers (including cannery or processing plant workers).

**Table 5-1: Yuba City Assisted Housing Supply**

<i>Project Name and Location</i>	<i>Type</i>	<i>Total Units</i>	<i>Assisted Units</i>	<i>Expiration Year</i>
Park Terrace Apartments – 665 Queens Ave	LIHTC*	80	79	2055
Live Oak Apartments – 645 Queens Ave	HUD PBRA (LMSA)*	88	35	2032
Plumas Family Apartments - 1240 Plumas St	LIHTC*	15	15	2067
Sutter Village – 1200 Gray Ave	HUD PBRA* (Sec 8)	74	74	2039
New Haven Court - 448 Garden Highway	LIHTC*	40	39	2073
Richland Housing - 288 Samuel Dr	USDA* Sec 521, Sec 514	190	175 (Sec 521) 190 (Sec 514)	2044
Mahal Plaza - 1719 Franklin Rd	USDA* Sec 521, Sec 514	98	95 (Sec 521) 98 (Sec 514)	2037
352-267 McKeehan Dr and 2 Miles Ave	USDA*-Rural Development	10	10	2064
<b>Total</b>		<b>595</b>	<b>540</b>	

*Source: California Housing Partnership Corporation, February 2020 and October 2019.*

*\*LIHTC = Low Income Housing Tax Credits; HUD = United States Department of Housing and Urban Development; PBRA = Project-Based Rental Assistance; LMSA = Loan Management Set-Aside; USDA = United States Department of Agriculture*

## 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 the Sacramento Area Council of Governments (SACOG). On March 19, 2020, 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 3,308 new housing units.

In the 4th cycle Housing Element update, the City included Program H-E-14, stating that the City would accommodate the County's remaining lower-income Regional Housing Needs Allocation (RHNA) by annexing the Lincoln East Specific Plan (LESP) area in the City's sphere of influence. The City was required to zone enough acreage in the Specific Plan at a minimum density of 20 units per acre or greater, accommodating at least 16 units per site, and allowing residential uses only without discretionary review to accommodate 565 housing units for extremely low-, very low-, and low-income households. This annexation plan was continued into the 5th cycle, where the LESP was necessary to accommodate 529 lower-income units. However, this annexation did not occur. As a result, there is a carryover of 529 additional lower-income units that will need to be added to 6<sup>th</sup> cycle lower-income RHNA of 1,211 units, resulting in a combined lower-income RHNA of 1,720 units (Table 5-2). There is no carryover RHNA in the moderate and above-moderate categories.

As shown in Table 5-2, the City is able to accommodate the moderate and above-moderate 6th cycle RHNA with a surplus of 17 and 1,122 units, respectively. Also shown in Table 5-2, of the 1,720 lower-income RHNA, 176 units (deed restricted lower-income units) are accommodated in an approved project. Based on recent changes to state law and recent development trends, the City is anticipating the development of 20 lower-income ADUs over the planning period. For the lower income RHNA, the City's vacant land inventory identifies capacity to accommodate 1,336 units, leaving a shortfall of 208 units. To accommodate the remaining 208 lower-income units, the City will redesignate approximately 10 acres to medium/high density residential land use to allow for a density of at least 20 units per acre (Table 5-8; Program H-C-7).

Two recently approved projects are included in Table 5-2. One is called River's Edge; it is located at 650 Lincoln Road on an 8.14-acre parcel. The site is currently vacant. The zoning is R-3, and the land use designation is Medium/High Density Residential. River's Edge is a proposed market-rate development that will include 172 luxury apartments in twelve two- and three-story buildings, a 1,500 square foot recreational facility and 350 parking spots. The other approved project (called Richland Village) in Table 5-2 is located at 170 Bernard Drive on a 4.9-acre parcel. The site is vacant as of June 2021. The zoning is R-3, and the land use designation is Medium/Low Density Residential. The proposed development is receiving a density bonus and will consist of 176 units affordable to lower-income households which will be managed by the Regional Housing Authority. Partial construction financing has been secured through the City's Low-Moderate Income Housing Asset Fund (LMIHAF), a County impact fee waiver, the California Affordable Housing and Sustainable Communities (AHSC) program, and Low-Income Housing Tax Credits. The Housing Authority is also considering applying for HOME funds or the HUD Section 8 program.

Between 2013 and 2017, four accessory dwelling units (ADUs) were permitted, for an average of one per year. Based on this history, it is estimated that an average of five ADUs are likely to be constructed each year during the planning period for a total of 40 units. This estimate is based on an annual average multiplied by five to account for recent incentives and changes to planning law that are expected to increase the rate of ADU production. Sites in specific plan areas are also included in Table 5-2. More information on those specific plans is provided later in this chapter.

**Table 5-2: Progress in Meeting Regional Housing Allocation**

	<i>Total Units</i>	<i>Affordability level</i>		
		<i>Lower</i>	<i>Mod</i>	<i>Abv. Mod</i>
<b>RHNA</b>	3,308	1,211	622	1,475
<b>5th Cycle Carryover</b>	529	529	0	0
<b>RHNA Subtotal</b>	3,837	1,740	622	1,475
Approved Projects	348	176 <sup>1</sup>	0	172 <sup>2</sup>
ADUs Anticipated	40	20	20	0
<b>Remaining RHNA Subtotal</b>	3,449	1,544	602	1,303
Underutilized Inventory	1,349	0	364	866
Vacant Inventory	1,281	1,023	83	175
Sites in Specific Plans <sup>3</sup>	1,815	97	172	957
Sites in Bogue Stewart Master Plan Phase 1, Newkom Ranch <sup>4</sup>	216	216	0	427
Subtotal Sites Inventory	4,661	1,336	619	2,425
<b>Surplus/Shortfall<sup>5</sup></b>	<b>1,093</b>	<b>-208</b>	<b>17</b>	<b>1,122</b>

Source: SACOG, 2020; City of Yuba City Development Services Department, 2021

<sup>1</sup>Richland Village at 170 Bernard Drive, 176 units affordable to lower income households

<sup>2</sup>River's Edge at 650 Lincoln Road

<sup>3</sup>All sites in City limits

<sup>4</sup>All sites expected to be annexed July 2021

<sup>5</sup>Addressed by Program H-C-7

## Land Inventory

This section of the element addresses the requirements of California 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.

### Representative Multifamily Projects

Table 5-3 provides details on several recent multifamily projects built and approved in Yuba City. The average density of the three projects in Table 5-3 and the two approved projects in Table 5-2 is 17.72 units per acre. Of those 5 projects, two are recent 100% affordable housing projects with an average density of 54.5 units per acre. These projects are the recently approved Richland Village at 170 Bernard Drive, which will consist of 176 units affordable to lower-income households and the recently constructed New Haven Court, which consists of 39 units of permanent supportive housing (and 1 manager's unit). Both are located in an R-3 zone with a Medium/Low Density Residential land use designation. This designation would typically limit density to 14 units per acre. However, these projects were able to achieve greater densities. The density of Richland Village at 170 Bernard Drive will be nearly 36 units per acre. The project is receiving a density bonus. New Haven Court was built with a density of 73 units per acre. 170 Bernard Drive, where Richland Village will be built is a vacant site as of June 2021. The site where New Haven Court sits was formerly underutilized office space.



**Table 5-3 Recent Multifamily Housing Projects**

<i>Address</i>	<i>Acres</i>	<i>Total Units</i>	<i>Affordable Units</i>	<i>Zone</i>	<i>Land Use</i>	<i>Status</i>
New Haven Court 448 Garden Highway <sup>1</sup>	0.67	40	39	R-3	Medium/Low	Completed April 2021.
352-267 McKeehan Dr	1.04	8	8	R-3	Medium/Low	Constructed 2015
1570 Kenny Dr	1.47	4	0	R-3	Medium/High Density	Constructed 2016
Richland Village at 170 Bernard Drive	4.9	176	176	R-3	Medium/Low Density Residential	Construction expected to start in October 2022

*Source: City of Yuba City Development Services Department, 2021*

<sup>1</sup>*Redevelopment of nonvacant site, formerly offices. Permanent supportive housing provided by Sutter-Yuba Behavioral Health and Hands of Hope*

A summary of the inventory by income level is provided in Table 5-4. As is shown in Table 5-4, the realistic density assumptions range from five units per acre in medium/low density residential areas to 25 units per acre in medium/high density residential areas. These estimates are based in part, on the densities of recently approved or constructed projects, but also based on the estimated density limitations of incorporating residential uses into mixed-use projects. New Haven Court and Richland Village have densities of 60 and 36 units per acre, however, these projects are located in the R-3 zone where a commercial component of the development is not required. More conservative realistic density assumptions are used for sites in the inventory that are located in areas with commercial land use designations. For sites with medium/high residential land use designation realistic capacity is assumed to be 70 percent of the maximum capacity permitted and for sites with a commercial land use designation, realistic capacity is assumed to be approximately 39 percent capacity of the maximum capacity on vacant sites and 30 percent of the maximum capacity on underutilized sites. This takes into account the current zoning which requires residential uses to be combined with bona fide commercial uses on sites with commercial zoning. Realistic capacity for sites with medium/low density residential land use designation is assumed to be 80 percent of the maximum permitted density, and 60 percent capacity on low density residential sites. The City has not approved requests to build projects at densities lower than allowed in a particular zone or land use designation.

Tables 5-5 and 5-6 include site-specific details for each site in the land inventory. The sites identified in these tables are illustrated on Figure 5-3. None of the properties included in the land inventory are constrained by environmental conditions, including steep slopes, very high fire hazard, flood or liquefaction risks. All sites have access to water and sewer service and dry utilities. The underutilized sites that could accommodate lower-income units are currently used for parking, which requires limited demolition to redevelop.

The City's land inventory was developed with the use of a combination of resources, including the City's geographic information system (GIS) database and the City's Land Use Element and Zoning Code. The inventory includes an estimate of potential development capacity for these sites. There are approximately 321 acres of vacant and underutilized land that can support residential development at various planned densities within the city limits. The average development capacity density assumptions in Tables 5-5 and 5-6 for the R-1, R-2, R-3, C-1, C-2, C-3, C-O, and PD zones reflect a reasonable assumption of between 30 and 80 percent of the maximum capacity, depending on the land use designation. The maximum densities allowed on the site proposed to accommodate lower-income units (see Table 5-4) are 36 units per acre. On sites with Commercial land use designations, it is assumed that 30 to 39 percent of the capacity is realistic to develop, as the current zoning regulation permits residential use only in conjunction with a bona fide commercial use or on the upper floors of buildings containing commercial uses. In

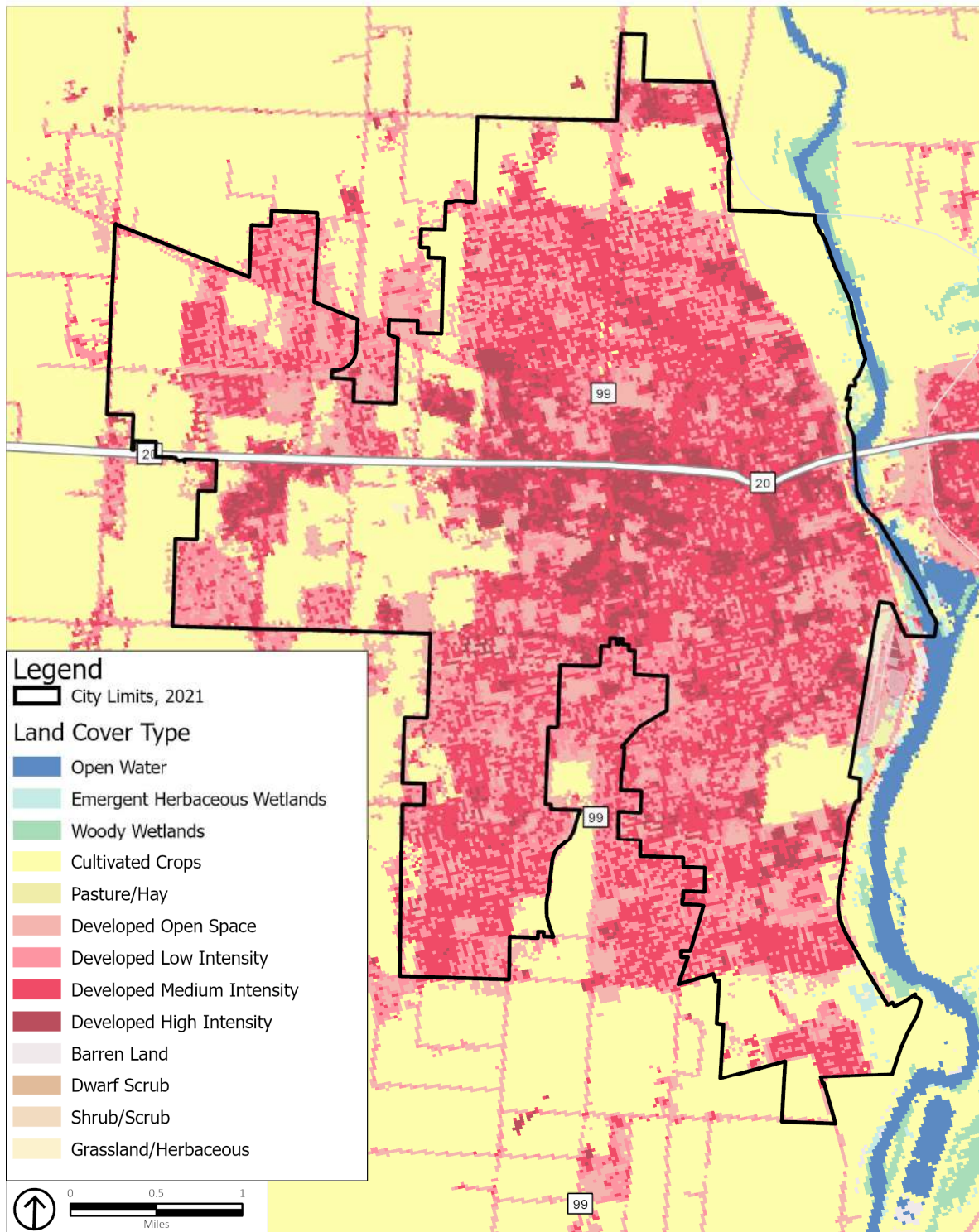
single-story buildings, residential floor area may not exceed commercial floor area. However, as part of its General Plan and Zoning Code update, the City will be revising its mixed-use development standards to create more opportunities for fully residential development to be sited within a mixed-use project (see Program H-C-5).

As shown in Table 5-4, several sites that accommodate development for lower-income households are in areas with commercial or office land use designations. In Program H-C-5, the City commits to amending its General Plan and Zoning Code to encourage development of residential units within mixed-use projects on commercial and office sites. Sites that can accommodate development for moderate and above-moderate income households are located on Medium/Low-Density and Low-Density Residential land uses, respectively. Parcels with higher-density land use designations, including Medium/High-Density Residential, Community Commercial, Regional Commercial, and Neighborhood Commercial, (shown in Table 5-4) can accommodate 1,023 units of multifamily housing for lower-income households. Additionally, sites within Specific Plans can accommodate 313 lower-income units. While small sites are not being counted towards the lower-income RHNA, many additional higher-density vacant and underutilized sites are available (30 parcels, 7 acres), which presents significant additional opportunities for the development of housing appropriate for lower-income households. Program H-C-2 is proposed to encourage small lot consolidation. Based on allowed density and development standards, there are vacant sites, underutilized sites, and Specific Plan sites in the land inventory that can accommodate 792 moderate and 2,841 above-moderate income housing units.

## **Underutilized Sites**

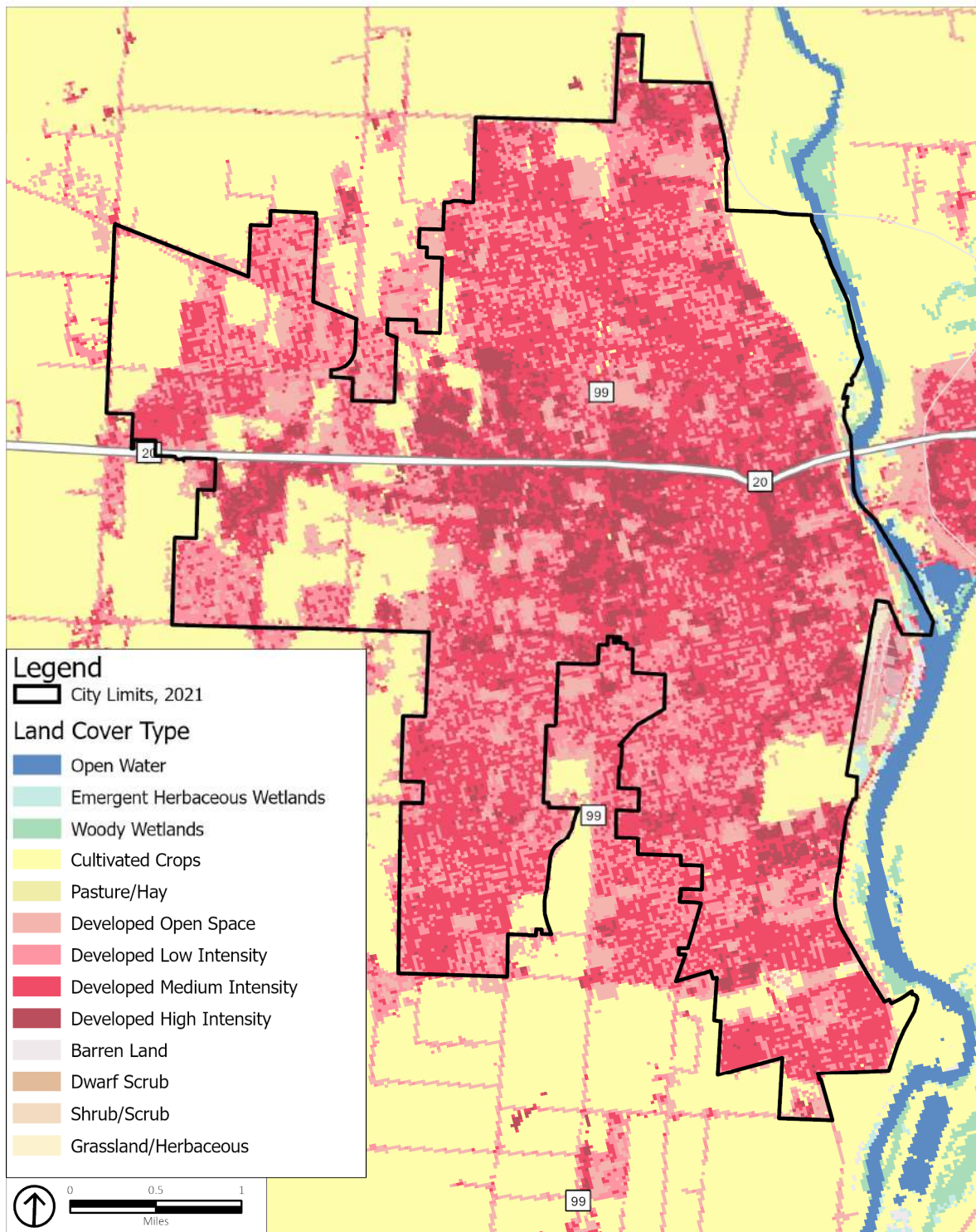
Underutilized sites in the inventory with land use designations with densities that would accommodate moderate and above-moderate income households are all currently under active agricultural uses but are also considered fully developable sites.

Underutilized sites that are identified as being zoned at densities to support the development of housing affordable to moderate and above-moderate income households are primarily sites in active agricultural use. Sites with cultivated crops have been the primary land use that has redeveloped with residential uses over the past 20 years. As is shown in Figures 5-1 and 5-2, many areas in the north, south and west sides of the city that were cultivated crops in 2001 have since become areas of either low, medium, or high-intensity development. As such, the current agricultural use on these sites is not expected to be a barrier to development.



Source: National Land Cover Database, 2016

Land Cover (2001)



Source: National Land Cover Database, 2016

Land Cover (2016)



## Mixed-Use Sites

Many of the sites identified to accommodate development affordable to low- and very low-income households currently have commercial or office land use designations. Of the 1,740 lower-income RHNA, 48.2 percent (839 units) are accommodated on mixed-use sites. The General Plan Land Use Element identifies Neighborhood Commercial and Community Commercial land use designations as having a potential development capacity of 12 to 36 dwelling units per acre. To be conservative, 14 dwelling units per acre were assumed as a realistic capacity, or approximately 39 percent of the maximum capacity on vacant sites and 30 percent of maximum capacity on underutilized sites. However, a recently approved mixed-use plan in the City of Yuba City is currently planned at a higher apartment density than this more conservative estimate. The Yuba Crossing Mixed-Use Plan, approved in 2017, includes single-family, live-work, and apartment units along with commercial space in an 8.7-acre mixed use plan. The live-work and apartment buildings are planned to have a density of approximately 21 dwelling units per acre. Mixed-use projects are increasingly popular in the region. Less than 40 miles away in the City of Loomis, the Taylor Road Mixed-Use project is in the planning phase (as of July 2021). This development will be on a site that is 8.86 acres, with residential uses on approximately 5.7 acres. The remainder will be commercial (2.28 acres) and open space. The project will include 35 residential units, including 7 units in single-story detached structures, 9 units in 2-story detached structures, 9 carriage units, and 10 two-story half-plexes. The allowable density is 10 units per acre. The actual residential density will be 6.1 units per acre, which equates to a realistic capacity of 61 percent of the maximum. In addition, Yuba County is planning for mixed-use development. The County's mixed use zoning districts allow for 100 percent affordable projects. Yuba County's 2021-2029 Housing Element anticipates that 99.5 acres zoned Commercial Mixed Use will be developed at 16 dwelling units an acre, or 40 percent of maximum capacity, with 9 acres designated for above moderate-income housing, 32.8 for moderate-income housing, and 57.7 for lower-income housing. For 108.4 acres zoned Neighborhood Mixed Use, Yuba County anticipates a density of eight dwelling units per acre, or 40 percent of the maximum allowable density. Again, the majority of candidate sites are intended for lower-income housing, with 84.8 acres assumed for lower-income housing, 2.7 for moderate income housing, and 20.9 acres for above-moderate income housing. There is about a half-acre zoned Downtown Commercial that Yuba County anticipates will be developed at 16 dwelling units an acre, or 40 percent of maximum allowable density. These units are intended for moderate-income housing. According to Yuba County staff, developers have expressed interest in developing entirely residential projects on vacant sites zoned for mixed use in Yuba County.

While the Regional Commercial and Office & Office Park designations do not have a specified density range within the General Plan Land Use Element, it is assumed that sites with these designations would have a similar residential development capacity to sites designated Neighborhood Commercial and Community Commercial. 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. (Municipal Code Section 8-5.1102. – Uses). There is no maximum lot coverage in the commercial zones. Setbacks are minimal; ten feet in front and street side and none for interior sides and the rear. In the C-1 zone, height is restricted to two stories or 30 feet. In the C-2, C-3 and C-O zones, height is restricted to four stories or 52 feet. A realistic capacity assumption of 14 units per acre is physically feasible with these limitations.

In Program H-C-5, the City commits to:

- Removing the Use Permit for multifamily development in the C-1 and C-O zones;
- Allowing an expanded range of residential types in sites designated as Office and Office Park;

- Updating the General Plan and zoning code to provide greater flexibility in developing residential uses in one or more commercial zones, including allowing a building with all residential uses to occupy a portion of sites and by allowing sites to be developed with projects that are 100 percent residential uses. ; and
- Incentivizing residential development on mixed-use sites.

**Table 5-4: Vacant and Non-Vacant Land Inventory Summary**

<i>Land Use/Zoning Description</i>	<i>Number of Sites</i>	<i>Acres</i>	<i>Maximum Density (Units per Acre)</i>	<i>Realistic Density (Units per Acre)</i>	<i>Realistic Units</i>
<b>Underutilized</b>					
Medium/Low Density Residential - PD	1	33.07	14	8	364
Low Density Residential - R-1	8	173.01	8	5	866
<b>Vacant</b>					
Medium/High Density Residential - R-3	3	11.22	36	25	281
Community Commercial - PD	1	1.2	36	14	17
Community Commercial - C-1	1	0.87	36	14	12
Community Commercial - C-2	1	0.69	36	14	10
Community Commercial - C-3	4	10.11	36	14	142
Regional Commercial - C-2	2	1.61	36	14	23
Regional Commercial - C-3	8	22.91	36	14	322
Neighborhood Commercial - C-1	3	3.19	36	14	44
Office & Office Park - C-O	10	12.29	36	14	172
Medium/Low Density Residential - R-2	3	7.57	14	8	83
Low Density Residential - R-1	30	33.15	8	5	172
Low Density Residential - R-2	3	0.49	8	5	3
<b>Specific Plans (Vacant and Underutilized)</b>					
Regional Commercial - C-3	1	5.38	36	14	75
Neighborhood Commercial - C-1	1	1.59	36	14	22
Low Density Residential - R-3	1	21.78	36	14	109
Medium/Low Density Residential - R-3	1	16.26	14	8	179
Medium/Low Density Residential - R-2	1	15.06	14	8	166
Low Density Residential - R-1	15	348.03	8	5	1,264

**Table 5-5: Vacant Land Inventory** (See Figure 5-3 for additional site data).

Site #	APN	Acreage	Zoning	Land Use Designation	Maximum Density	Realistic Units per Acre*	Realistic Units	Income Level	In 5th Cycle?	Hazards	Water, sewer and dry utilities available?
<b>Vacant Very Low/Low Income</b>											
10	51-540-039	0.76	R-3	Medium/High Density Residential	36	25	19	Very Low/Low	Yes**	None	Yes
11	51-062-010	3.15	R-3	Medium/High Density Residential	36	25	79	Very Low/Low	Yes**	None	Yes
12	51-040-011	7.31	R-3	Medium/High Density Residential	36	25	183	Very Low/Low	Yes**	None	Yes
13	59-010-122	1.20	PD	Community Commercial	36	14	17	Very Low/Low	No	None	Yes
14	53-151-013	0.87	C-1 <sup>1</sup>	Community Commercial	36	14	12	Very Low/Low	No	None	Yes
15	58-130-034	0.69	C-2	Community Commercial	36	14	10	Very Low/Low	No	None	Yes
16	52-171-018	0.60	C-3	Community Commercial	36	14	8	Very Low/Low	No	None	Yes
17	58-120-014	1.33	C-3	Community Commercial	36	14	19	Very Low/Low	No	None	Yes
18	58-070-057	1.97	C-3	Community Commercial	36	14	28	Very Low/Low	No	None	Yes
19	58-070-058	6.21	C-3	Community Commercial	36	14	87	Very Low/Low	No	None	Yes
20	59-134-001	0.5	C-2	Regional Commercial	36	14	7	Very Low/Low	No	None	Yes
21	59-120-031	1.1	C-2	Regional Commercial	36	14	16	Very Low/Low	No	None	Yes
22	58-043-010	1.2	C-3	Regional Commercial	36	14	17	Very Low/Low	No	None	Yes
23	58-060-034	0.61	C-3	Regional Commercial	36	14	9	Very Low/Low	No	None	Yes
24	58-060-028	1.07	C-3	Regional Commercial	36	14	15	Very Low/Low	No	None	Yes
25	58-043-002	1.25	C-3	Regional Commercial	36	14	18	Very Low/Low	No	None	Yes
26	58-041-011	2.00	C-3	Regional Commercial	36	14	28	Very Low/Low	No	None	Yes
27	58-060-027	2.64	C-3	Regional Commercial	36	14	37	Very Low/Low	No	None	Yes
28	63-010-139	4.00	C-3	Regional Commercial	36	14	56	Very Low/Low	No	None	Yes
29	51-040-002	10.11	C-3	Regional Commercial	36	14	142	Very Low/Low	No	None	Yes
30	53-461-001	0.53	C-1 <sup>1</sup>	Neighborhood Commercial	36	14	7	Very Low/Low	No	None	Yes
31	52-112-009	0.58	C-1 <sup>1</sup>	Neighborhood Commercial	36	14	8	Very Low/Low	No	None	Yes
32	62-320-062	2.08	C-1 <sup>1</sup>	Neighborhood Commercial	36	14	29	Very Low/Low	No	None	Yes
33	59-120-032	0.62	C-O <sup>1</sup>	Office & Office Park	36	14	9	Very Low/Low	No	None	Yes
34	59-010-101	0.91	C-O <sup>1</sup>	Office & Office Park	36	14	13	Very Low/Low	No	None	Yes

<i>Site #</i>	<i>APN</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Land Use Designation</i>	<i>Maximum Density</i>	<i>Realistic Units per Acre*</i>	<i>Realistic Units</i>	<i>Income Level</i>	<i>In 5th Cycle?</i>	<i>Hazards</i>	<i>Water, sewer and dry utilities available?</i>
35	63-010-134	1.15	C-O <sup>1</sup>	Office & Office Park	36	14	16	Very Low/Low	No	None	Yes
36	51-550-029	1.17	C-O <sup>1</sup>	Office & Office Park	36	14	16	Very Low/Low	No	None	Yes
37	63-010-093	1.20	C-O <sup>1</sup>	Office & Office Park	36	14	17	Very Low/Low	No	None	Yes
38	51-550-043	0.95	C-O <sup>1</sup>	Office & Office Park	36	14	13	Very Low/Low	No	None	Yes
39	63-010-095	1.29	C-O <sup>1</sup>	Office & Office Park	36	14	18	Very Low/Low	No	None	Yes
40	63-010-094	1.53	C-O <sup>1</sup>	Office & Office Park	36	14	21	Very Low/Low	No	None	Yes
41	63-010-135	1.57	C-O <sup>1</sup>	Office & Office Park	36	14	22	Very Low/Low	No	None	Yes
42	54-010-037	1.90	C-O <sup>1</sup>	Office & Office Park	36	14	27	Very Low/Low	No	None	Yes
<b>Very Low/Low Income Subtotal</b>		<b>64.09</b>					<b>1,023</b>				
<b>Vacant Moderate Income</b>											
43	58-120-001	7.38	R-2	Medium/Low Density Residential	14	11	81	Moderate	Yes	None	Yes
44	54-220-111	0.09	R-2	Medium/Low Density Residential	14	11	1	Moderate	Yes	None	Yes
45	54-220-112	0.10	R-2	Medium/Low Density Residential	14	11	1	Moderate	Yes	None	Yes
<b>Moderate Income Subtotal</b>		<b>7.57</b>					<b>83</b>				
<b>Vacant Above-Moderate Income</b>											
46	53-442-006	0.15	R-1	Low Density Residential	8	5	1	Above-Moderate	No	None	Yes
47	52-283-012	0.16	R-2	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes
48	52-283-013	0.16	R-2	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes
49	57-011-025	0.17	R-1	Low Density Residential	8	5	1	Above-Moderate	No	None	Yes
50	57-161-030	0.17	R-1	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes
51	57-161-008	0.17	R-1	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes
52	52-181-006	0.17	R-2	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes
53	51-462-012	0.18	R-1	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes
54	57-033-003	0.19	R-1	Low Density Residential	8	5	1	Above-Moderate	No	None	Yes
55	54-020-035	0.20	R-1	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes
56	54-160-011	0.23	R-1	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes



<i>Site #</i>	<i>APN</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Land Use Designation</i>	<i>Maximum Density</i>	<i>Realistic Units per Acre*</i>	<i>Realistic Units</i>	<i>Income Level</i>	<i>In 5th Cycle?</i>	<i>Hazards</i>	<i>Water, sewer and dry utilities available?</i>
57	62-230-030	0.22	R-1	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes
58	62-270-010	0.22	R-1	Low Density Residential	8	5	1	Above-Moderate	No	None	Yes
59	62-051-012	0.29	R-1	Low Density Residential	8	5	1	Above-Moderate	No	None	Yes
60	57-022-011	0.30	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
61	51-461-024	0.30	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
62	59-171-008	0.31	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
63	58-180-066	0.32	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
64	62-220-035	0.32	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
65	59-310-020	0.32	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
66	53-251-014	0.34	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
67	53-251-016	0.40	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
68	53-251-017	0.41	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
69	62-380-025	0.71	R-1	Low Density Residential	8	5	4	Above-Moderate	No	None	Yes
70	62-081-003	0.91	R-1	Low Density Residential	8	5	5	Above-Moderate	No	None	Yes
71	62-020-064	2.73	R-1	Low Density Residential	8	5	14	Above-Moderate	No	None	Yes
72	53-461-013	0.59	R-1	Low Density Residential	8	5	3	Above-Moderate	Yes	None	Yes
73	56-102-001	1.00	R-1	Low Density Residential	8	5	5	Above-Moderate	Yes	None	Yes
74	62-082-017	1.93	R-1	Low Density Residential	8	5	10	Above-Moderate	Yes	None	Yes
75	56-030-054	2.36	R-1	Low Density Residential	8	5	12	Above-Moderate	Yes	None	Yes
76	59-530-027	4.11	R-1	Low Density Residential	8	5	21	Above-Moderate	Yes	None	Yes
77	62-020-072	6.50	R-1	Low Density Residential	8	5	33	Above-Moderate	Yes	None	Yes
78	62-020-067	7.10	R-1	Low Density Residential	8	5	36	Above-Moderate	Yes	None	Yes
<b>Above-Moderate Income Subtotal</b>		<b>33.64</b>					<b>175</b>				
<b>Vacant Sites Total</b>		<b>105.30</b>					<b>1281</b>				

Note:

\*Assumes 70% capacity on higher-density sites with residential land use designation, 80% capacity on medium-density sites with residential land use designation, 60% capacity on lower-density sites with residential designation, and 39% capacity on sites with commercial land use designation.

\*\*Site was identified for lower-income categories in both the 4th and 5th cycle Housing Element updates. Program H-C-6 is included to comply with Assembly Bill 1387.

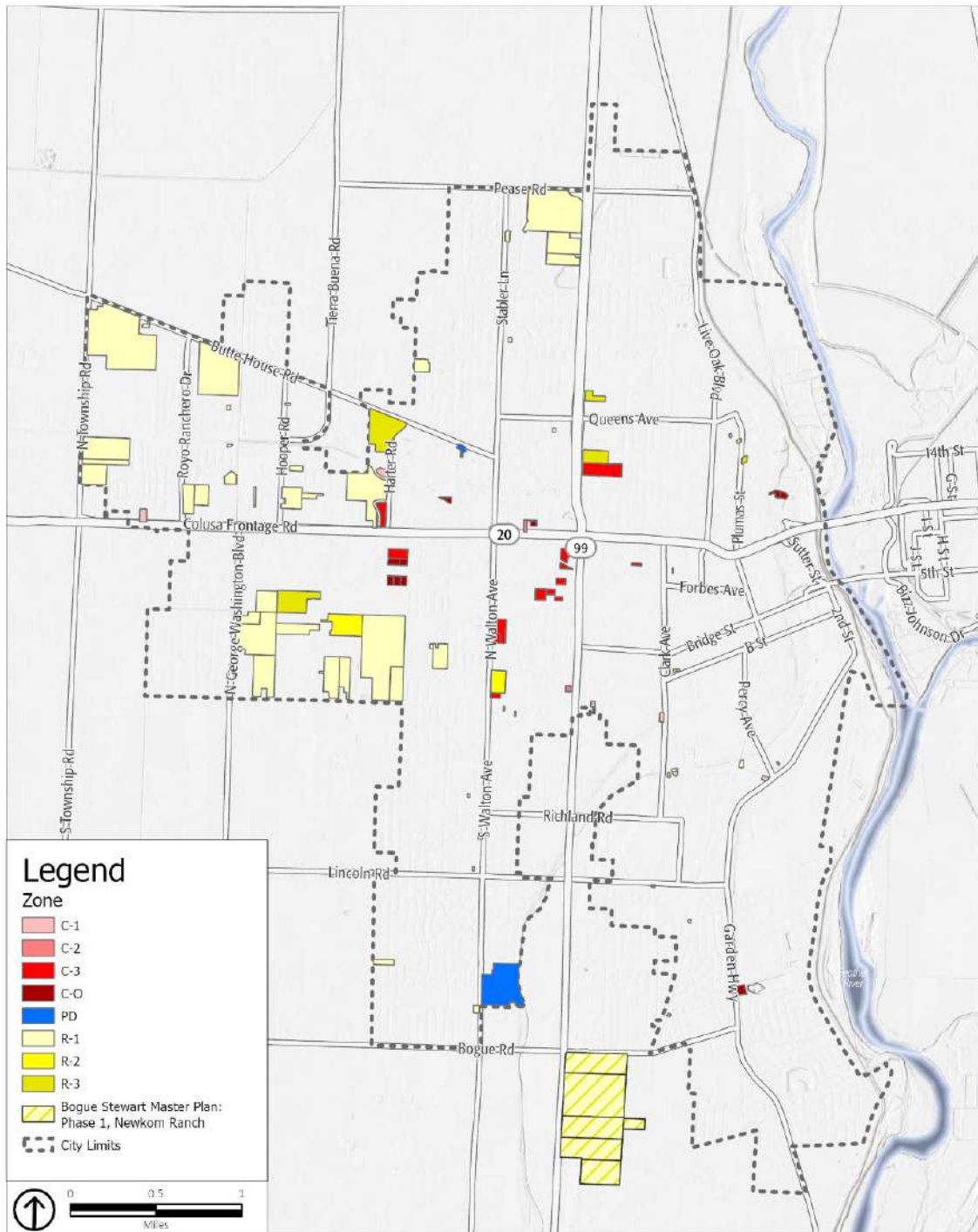
<sup>1</sup> Single-family and multifamily residential uses in Commercial zones are permitted in conjunction with a commercial use with a zoning clearance (ministerial review) in zones C-2 and C-3, and with a use permit in C-1 and C-O. Program H-C-5 is included to commit the City to removing the use permit for multifamily development in the C-1 and C-O zones.

**Table 5-6: Underutilized Land Inventory (See Figure 5-3 for additional site data).**

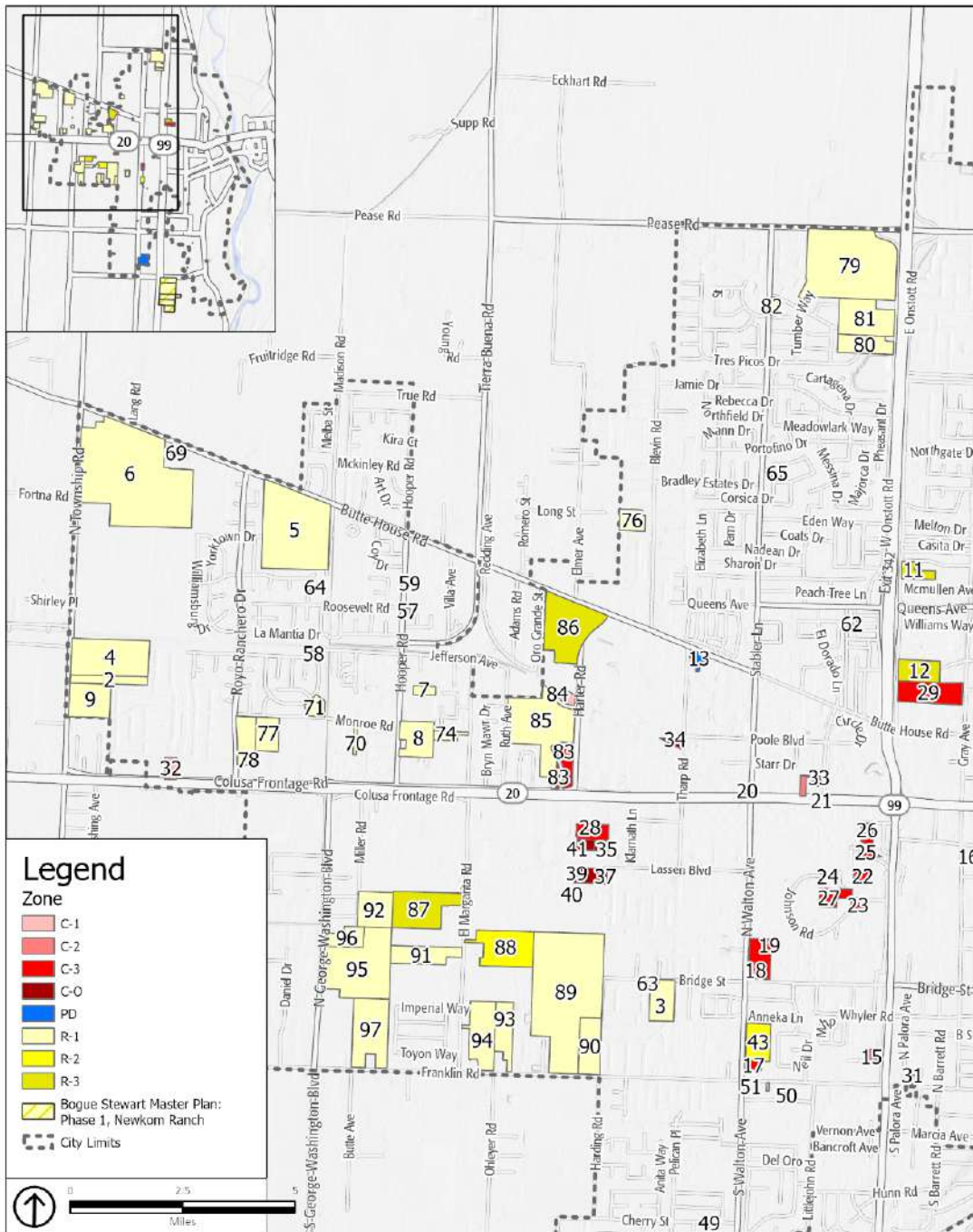
<i>Site #</i>	<i>APN</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Land Use Designation</i>	<i>Maximum Density</i>	<i>Realistic Units per Acre*</i>	<i>Realistic Units</i>	<i>Income Level</i>	<i>In 5th Cycle?</i>	<i>Hazards</i>	<i>Water, sewer and dry utilities available?</i>	<i>Notes</i>
<b>Underutilized Moderate Income</b>												
1	56-030-065	33.07	PD	Medium/ Low Density Residential	14	11	364	Moderate	Yes	None	Yes	Active Ag Use
<b>Moderate Income Subtotal</b>		<b>33.07</b>					<b>364</b>					
<b>Underutilized Above-Moderate Income</b>												
2	62-020-081	5.00	R-1	Low Density Residential	8	5	25	Above-Moderate	No	None	Yes	Active Ag Use
3	58-010-014	7.99	R-1	Low Density Residential	8	5	40	Above-Moderate	No	None	Yes	Active Ag Use.
4	62-020-080	22.74	R-1	Low Density Residential	8	5	114	Above-Moderate	No	None	Yes	Active Ag Use
5	62-010-031	41.00	R-1	Low Density Residential	8	5	205	Above-Moderate	No	None	Yes	Active Ag Use; owner interested in developing
6	62-380-033	74.00	R-1	Low Density Residential	8	5	370	Above-Moderate	No	None	Yes	Active Ag Use
7	62-072-015	1.56	R-1	Low Density Residential	8	5	8	Above-Moderate	Yes	None	Yes	Active Ag Use
8	62-082-011	9.42	R-1	Low Density Residential	8	5	47	Above-Moderate	Yes	None	Yes	Active Ag Use
9	62-020-079	11.30	R-1	Low Density Residential	8	5	57	Above-Moderate	Yes	None	Yes	Active Ag Use
<b>Above-Moderate Income Subtotal</b>		<b>173.01</b>					<b>866</b>					
<b>Underutilized Total</b>		<b>206.08</b>					<b>1,230</b>					

Note:

\*Assumes 80% capacity on medium-density sites with residential land use designation, 60% capacity on lower-density sites with residential designation, and 30% capacity on sites with commercial land use designation.



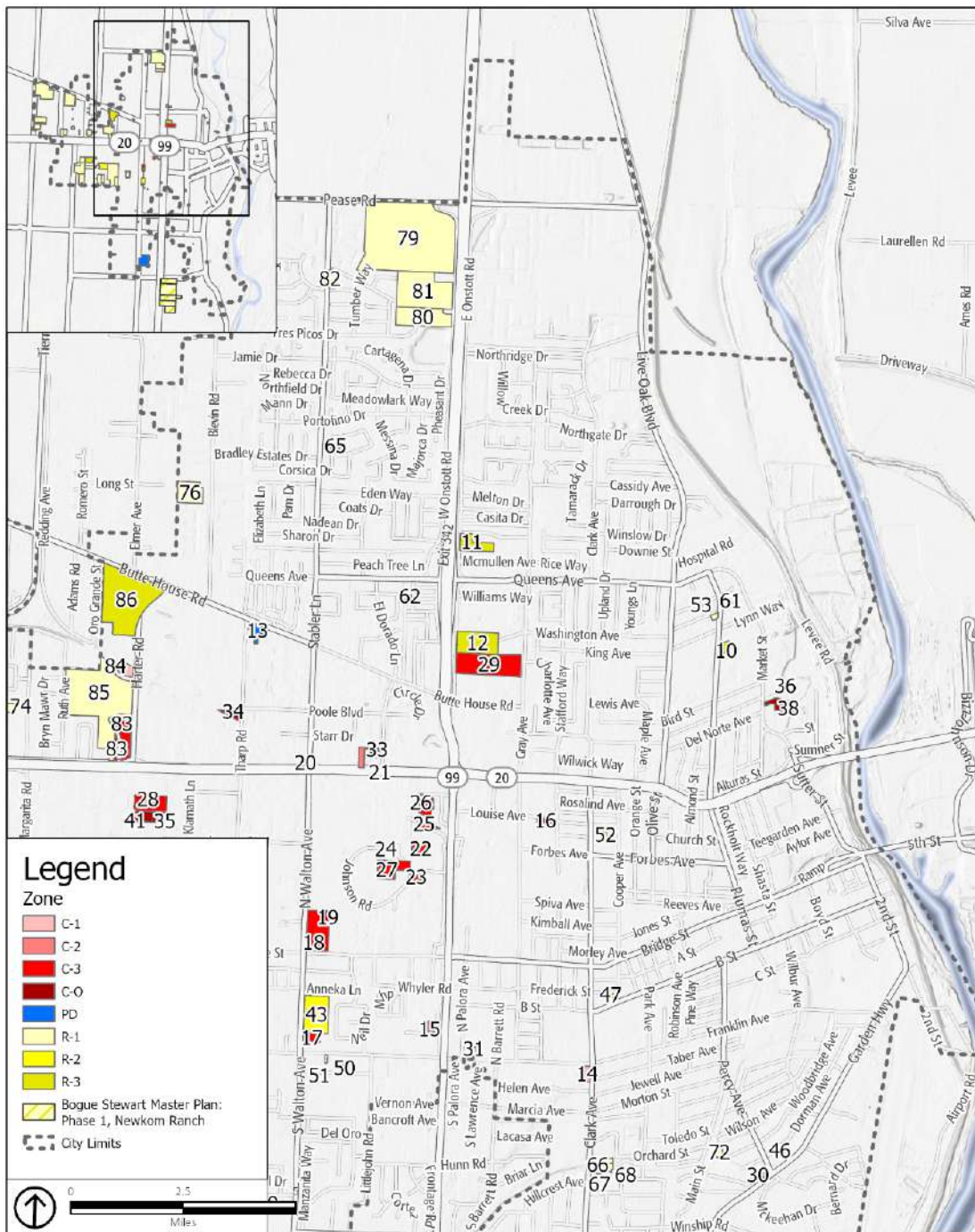
**Sites Inventory with Zoning Designation**



Source: City of Yuba City, 2021

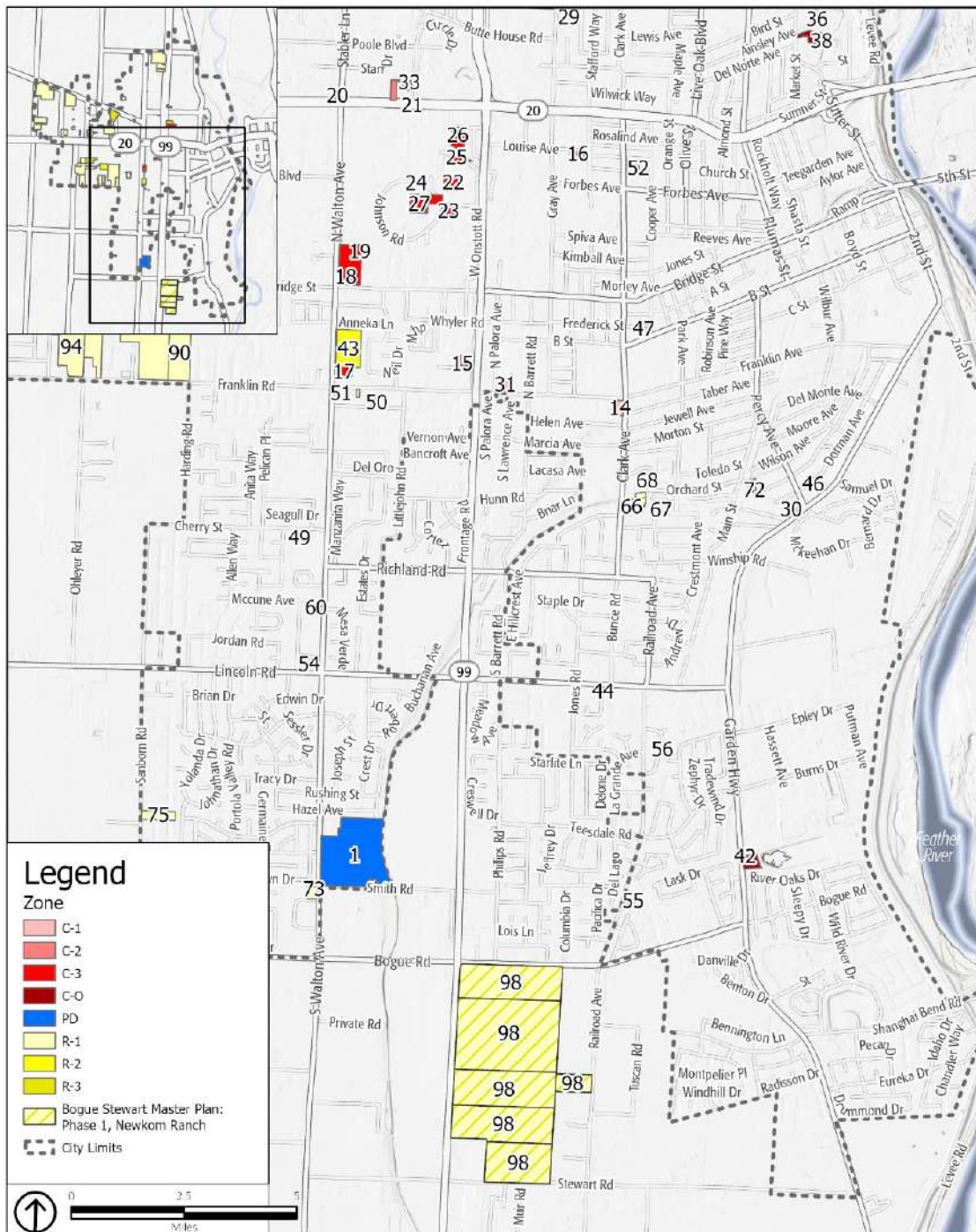
Sites Inventory with Zoning Designation with Site Number





Source: City of Yuba City, 2021

Sites Inventory with Zoning Designation with Site Number



Source: City of Yuba City, 2021

## Sites Inventory with Zoning Designation with Site Number

## Specific Plan Areas

As shown in Table 5-7A, the City has several Specific Plan and Master Plan areas within city limits and the City's sphere of influence. Only Specific Plans or Master Plans that are currently within the city's boundaries and do not require annexation or are outside of the City's boundary but have a pending annexation application that is expected to be approved imminently are counted in this Housing Element towards the City's RHNA (Table 5-2). Because some sections of these plan areas have already been built out, Table 5-7A identifies the remaining capacity in these four Specific and Master Plan areas. The majority of the capacity within these Specific Plans have lower-density land use designations that are likely to support the development of above-moderate housing. Just under ten percent of the available land has higher-density land use designations that are expected to be able to accommodate development that is affordable to lower-income households. Realistic capacity for these sites is assumed to be 70 percent of the maximum density on higher-density sites with residential land use designation, 80 percent of the maximum density on medium-density sites with residential land use designation, 60 percent of the maximum density on lower-density sites with residential designation, and 39 percent of the maximum density on sites with commercial land use designation. These plans are described below, as well as current plans without sites in the RHNA inventory.

**Table 5-7A: Specific and Master Plan Capacity within Sites Inventory**

Plan Name	Planned Residential Unit Capacity	Remaining Capacity within Inventory Sites			
		Total	Lower	Moderate	Above-Moderate
Harter Specific Plan <sup>1</sup>	345	278	97	0	181
El Margarita Master Plan <sup>1</sup>	1,510	588	0	172	416
Butte Vista Neighborhood Plan <sup>1</sup>	Not listed within Neighborhood Plan	360	0	0	360
Bogue Stewart Master Plan, Phase I <sup>2</sup>	643	643	216	0	427
<b>Total</b>	<b>2,498+</b>	<b>2,458</b>	<b>313</b>	<b>172</b>	<b>1,384</b>

<sup>1</sup> Currently in City limits, as of Jun 2021

<sup>2</sup> Annexation approved in July 2021

## Central City Specific Plan

The Central City Specific Plan was approved by the City Council in April 1992 and was amended in November 1997. The plan area includes sites in downtown Yuba City, both north and south of Route 20 and east and west of Plumas Street. The plan includes both commercial and high-density residential development. The majority of the site has been built-out, but it is estimated that five percent (approximately 83 units) of the original planned residential capacity is available for residential development during the planning period. Although these are not counted towards the City's RHNA, they represent additional development potential. Infrastructure is in place throughout the Central City Specific Plan area to support existing and future development. However, the area was developed many years ago and needs improvements, particularly, increased capacity for fire flows and replacement of deteriorated pipes. To address deficiencies, citywide, including in the Central City Specific Plan area, the City adopted the *Water Treatment Plant and Distribution Master Plan* in January 2019 and annually budgets funds to perform those improvements in the City's Capital Improvement Project Budget.

### **Harter Specific Plan**

The Harter Specific Plan is a 180-acre development plan adopted in February 2003, which covers a former cannery site on the west side of the city. The plan includes a mix of residential uses as well as several business park and office sites, a 6-acre park, and a central commercial area along Harter Road. Of the 278 units that this Specific Plan can accommodate, 97 are expected to develop at densities affordable to lower-income households, and 181 are expected to develop at densities affordable for above moderate-income households. The Harter Specific Plan was amended in June 2021. The General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment, and associated Public Facilities Finance Plan and Reimbursement Agreement were approved by the City Council on June 1, 2021, and June 15, 2021. City staff anticipate that initial work may begin in two to five years.



**Table 5-7B: RHNA Sites in Specific and Master Plan Areas**

<i>Site #</i>	<i>APN</i>	<i>Acres</i>	<i>Zoning</i>	<i>Land Use Designation</i>	<i>Maximum Density</i>	<i>Realistic Units per Acre*</i>	<i>Realistic Units</i>	<i>Income Level</i>	<i>In 5th Cycle?</i>	<i>Hazards</i>	<i>Water, sewer and dry utilities available?</i>	<i>Notes</i>
<b>Butte Vista Neighborhood Plan</b>												
<b>79</b>	59-030-024	48.53	R-1	Low Density Residential	8	5	243	Above-Moderate	No	None	Yes	Active Ag Use (Underutilized)
<b>80</b>	59-030-011	7.83	R-1	Low Density Residential	8	5	39	Above-Moderate	Yes	None	Yes	Vacant
<b>81</b>	59-030-009	14.48	R-1	Low Density Residential	8	5	72	Above-Moderate	No	None	Yes	Vacant
<b>82</b>	59-030-018	1.21	R-1	Low Density Residential	8	5	6	Above-Moderate	Yes	None	Yes	Vacant
<b>Butte Vista Neighborhood Plan Subtotal</b>		<b>72.05</b>					<b>360</b>					
<b>Harter Specific Plan</b>												
<b>83</b>	62-310-012	5.38	C-3	Regional Commercial	36	14	75	Very Low/Low	No	None	Yes	Vacant
<b>84</b>	62-310-009	1.59	C-1	Neighborhood Commercial	36	14	22	Very Low/Low	No	None	Yes	Vacant
<b>85</b>	62-310-011	14.49	R-1	Low Density Residential	8	5	72	Above-Moderate	No	None	Yes	Vacant
<b>86</b>	62-310-004	21.78	R-3	Low Density Residential	8	5	109	Above-Moderate	No	None	Yes	Vacant
<b>Harter Specific Plan Subtotal</b>		<b>43.24</b>					<b>278</b>					
<b>El Margarita Master Plan</b>												
<b>87</b>	63-010-137	16.26	R-3	Medium/Low Density Residential	14	5.5	89	Moderate	No	None	Yes	Active Ag Use (Underutilized)
<b>88</b>	63-040-022	15.06	R-2	Medium/Low Density Residential	14	5.5	83	Moderate	No	None	Yes	Active Ag Use (Underutilized)
<b>89</b>	63-040-010	62.08	R-1	Low Density Residential	8	2.5	155	Above-Moderate	Yes	None	Yes	Active Ag Use (Underutilized)
<b>90</b>	63-040-011	9.92	R-1	Low Density Residential	8	2.5	25	Above-Moderate	Yes	None	Yes	Active Ag Use (Underutilized)
<b>91</b>	63-040-008	9.00	R-1	Low Density Residential	8	2.5	23	Above-Moderate	Yes	None	Yes	Active Ag Use (Underutilized)

<i>Site #</i>	<i>APN</i>	<i>Acres</i>	<i>Zoning</i>	<i>Land Use Designation</i>	<i>Maximum Density</i>	<i>Realistic Units per Acre*</i>	<i>Realistic Units</i>	<i>Income Level</i>	<i>In 5th Cycle?</i>	<i>Hazards</i>	<i>Water, sewer and dry utilities available?</i>	<i>Notes</i>
<b>92</b>	63-010-104	9.64	R-1	Low Density Residential	8	2.5	24	Above-Moderate	No	None	Yes	Active Ag Use (Underutilized)
<b>93</b>	63-040-019	8.17	R-1	Low Density Residential	8	2.5	20	Above-Moderate	Yes	None	Yes	Vacant
<b>94</b>	63-040-016	13.69	R-1	Low Density Residential	8	2.5	34	Above-Moderate	Yes	None	Yes	Vacant
<b>95</b>	63-040-003	30.00	R-1	Low Density Residential	8	2.5	75	Above-Moderate	Yes	None	Yes	Vacant
<b>96</b>	63-040-004	5.04	R-1	Low Density Residential	8	2.5	12	Above-Moderate	Yes	None	Yes	Vacant
<b>97</b>	63-040-024	18.95	R-1	Low Density Residential	8	2.5	48	Above-Moderate	No	None	Yes	Vacant
<b>El Margarita Master Plan Subtotal</b>		<b>197.8</b>					<b>588</b>					
<b>Specific/Master Plan Total</b>		<b>313.1</b>					<b>1,226</b>					

Note:

\*Assumes 70% capacity on higher-density sites with residential land use designation, 80% capacity on medium-density sites with residential land use designation, 60% capacity on lower-density sites with residential designation, and 39% capacity on sites with commercial land use designation. Realistic capacity in the El Margarita Master Plan area is reduced to align with the anticipated build out during the planning period; while the full buildout of the plan area has a horizon of 20 years.

### **El Margarita Master Plan**

An administrative draft of the El Margarita Master Plan was published in March 2017. Much of the plan area is designated for low-density residential, with some sections in the plan area, particularly concentrated in the northeast section of the plan area, designated for medium- and higher-density residential uses.

The Master Plan's anticipated build out period is from 2018 to 2038. Of the 1,177 units that this Master Plan can accommodate over these 20 years, it is anticipated that half (588) will be developed during the 2021-2029 Housing Element planning period. Of these 588 units, 172 are expected to develop at densities affordable to moderate-income households, and 416 are expected to develop at densities affordable for above moderate-income households. These sites are available and adequately zoned. The expected timeline for development depends on receiving a proposal from a developer. A small portion of the plan area has not yet been annexed into the City, but annexation is not required to accommodate these units. These units can all be accommodated on land currently within city limits.

### **Yuba Crossing Mixed-Use Plan**

The New Faze Development of the Yuba Crossing Mixed-Use Plan was presented to the City's Planning Commission in May 2017. At full build-out, the development is expected to include a mix of zero lot-line single-family homes, live-work units, and mid-rise buildings containing apartments located above commercial space. It is estimated that 80 percent of the original planned residential capacity is available for residential development during the planning period. Although this capacity is not counted towards the City's RHNA, it represents additional development potential.

### **Butte Vista Neighborhood Plan**

The Butte Vista Neighborhood Plan was approved by the City Council in 1999 and amended in 2002 to remove a planned middle school from the site. The plan area is located at the southwest corner of Pease Road and State Route 99. Sections of the plan surrounding Stabler Lane have already been constructed, but land between Stabler Lane and State Route 99 remains vacant. Within the planning period, 360 units of above-moderate housing can be accommodated in the Butte Vista Neighborhood Plan, based on the current zoning and land use designations of the parcels in the plan.

### **Additional Plan Areas Not Yet Annexed**

Two additional plan areas have not yet been annexed into Yuba City, and may provide additional housing capacity in the future if the annexation process moves forward. A Local Agency Formation Corporation (LAFCO) application for annexation has been submitted for the Bogue Stewart Master Plan to be reviewed in July 2021, and so will be counted toward the RHNA for this cycle. The Lincoln East Specific Plan has not been annexed yet, so is not being included as part of the City's sites inventory.

### **Bogue Stewart Master Plan**

The Bogue Stewart Master Plan was adopted in 2019. The plan area is just outside the southeast edge of the city limit within the City's sphere of influence and is divided into three phases. The majority of Phases 1 and 3 are residential, with some retail activity on the northern edge. Phase 2 is planned to have a large employment center and an elementary school. It is expected that the first phase, Newkom Ranch, could develop within the eight-year planning period. The annexation of the first phase of land into the City limits was approved in July 2021, including approved rezoning. Of the 166.5 acres of land being annexed for this phase, approximately 104 acres will be used for residential uses. As is shown in Table 5-7C, it is expected that this residential area will accommodate 216 units at densities affordable to lower-income households and 427 units of above-moderate income households.

**Table 5-7C: Bogue Stewart Master Plan: Phase 1, Newkom Ranch**

<i>Site #</i>	<i>Current APN</i>	<i>Current Address</i>	<i>Acres</i>				
<b>98</b>	23-040-064	0 Stewart Rd	20.7				
	23-040-004	0 Hwy 99	28.5				
	23-040-062	0 Hwy 99	27.7				
	23-040-001	0 Bogue Rd	27.4				
	23-380-007	0 Railroad Ave	5				
	23-040-005	0 Hwy 99	57.2				
<b>Total</b>			166.5				
<i>Residential Land Use Type</i>		<i>Proposed Zoning</i>	<i>Maximum Density</i>	<i>Realistic Capacity</i>	<i>Acres</i>	<i>Total Units</i>	<i>Affordability</i>
Medium/ High Density Residential		R-3	36	24	9	216	Very Low/Low
Low-Density Residential		R-1	8	4.5	95	427	Above-Moderate
<b>Total</b>					<b>104</b>	<b>643</b>	

*Note: Because parcel lines will be re-drawn as part of the Bogue Stewart Master Plan annexation and rezoning, a direct correlation between current APNs and future parcel numbers is not available. Rezone will also include commercial, office, and parks land.*

### Lincoln East Specific Plan

The City pursued the annexation of the LESP during the 4th Housing Element cycle planning period; however, the land has not yet been annexed into Yuba City. 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 to 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 their 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 during the 4th or 5th Housing Element planning period. As of March 31, 2021, an annexation request in the LESP area is pending. Known as the Bains Annexation request, it includes five parcels and approximately 217 acres within the City's sphere of influence. It is anticipated that development will include single-family homes and a neighborhood park. Multi-family housing is also a potential outcome.

### **Rezone**

As shown in Table 5-2, the City is able to accommodate most of its lower-income RHNA with approved projects, anticipated ADUs and the vacant and utilized land inventory. To accommodate the remaining shortfall of 208 lower-income units, the City will redesignate/rezone approximately 10 acres to medium/high density residential land use and R-3 zone to allow for a density of at least 20 units per acre (Program H-C-7). These sites are described in Table 5-8 and shown on Figure 5-4. None of these sites are also in the vacant and utilized land inventory. However, in studying candidate sites to redesignate/rezone, the City may decide to redesignate/rezone one or more sites in the vacant and utilized land inventory to

increase the City's capacity for high-density multifamily development, while remaining compliant with No Net Loss requirements.

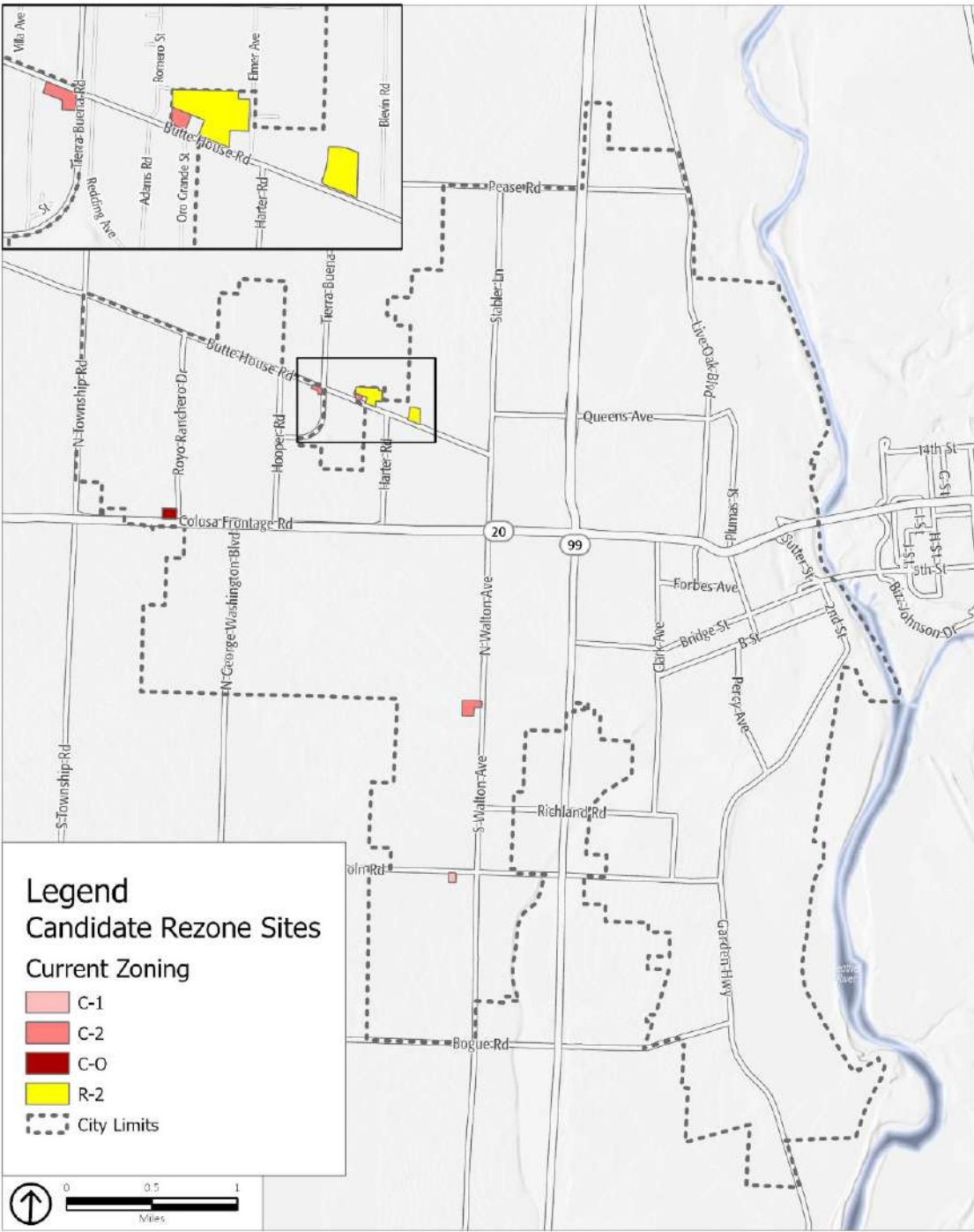
Per State law, the City must redesignate/rezone land to Medium/High Density Residential - R-3 that allows a minimum density of 20 units per acre. At a minimum density of 20 units per acre, the City is obligated to redesignate/rezone at least 10.4 acres. The City's Medium/High Density Residential designation and R-3 zone allow for a maximum density of 36 units per acre. Assuming a more conservative realistic density capacity of 25 units per acre, the redesignated/rezoned 10.4 acres could accommodate 260 units, which is more than the shortfall of 208). The rezoned sites must allow projects with at least 20 percent affordable housing by-right, and at least 50 percent of the lower-income RHNA shortfall must be accommodated on parcels designated exclusively for residential uses. The rezoned sites must be able to accommodate a minimum of 16 units per site. Program H-C-7 describes the City's rezone program. The City will emphasize redesignating sites in high resource areas, as defined by the TCAC/HCD Opportunity Areas map and on sites that are 0.5 to 10 acres in size.

The City's obligation is to rezone sites to accommodate the unmet need of 208 lower-income units. However, the City is also obligated to maintain adequate sites throughout the RHNA projection period through a provision in State law called "no net loss." If sites that are identified in the inventory as meeting the lower-income RHNA get built with market rate development, those sites are essentially lost from the lower-income sites inventory. State law mandates that the City identify a replacement site within 180 days. HCD recommends identifying additional capacity of 15-30 percent beyond the lower-income RHNA in order to create a buffer to deal with no-net-loss requirements. In studying the housing opportunity sites to rezone, the City may decide to rezone additional sites beyond those needed to meet the RHNA in order to provide a buffer of lower-income sites in the event that sites are lost from the lower-income sites inventory.

The City has identified 7 candidate rezone sites, totaling 24.76 acres. The candidate rezone sites are shown on Figure 5-4. The City will also consider rezoning sites included in the moderate and above moderate vacant and underutilized inventories. The candidate rezone sites will be studied further by the City to consider development feasibility, infrastructure capacity, and proximity to services. Specific sites will be rezoned prior to May 15, 2022 to ensure the City meets the RHNA and the Housing Element remains in compliance with State law. Through this process the City may identify additional sites, not identified in this element.

**Table 5-8: Candidate Sites for Rezoning**

<i>APN</i>	<i>Acreage</i>	<i>Current Zoning</i>	<i>Proposed Zoning</i>	<i>Current Land Use Designation</i>	<i>Proposed Land Use Designation</i>	<i>Proposed Maximum Density</i>	<i>Proposed Realistic Density</i>	<i>Realistic Units with Proposed Rezone</i>	<i>Current Land Use</i>
59-530-034	3.98	R-2	R-3	Medium/Low Density Residential	Medium/High Density Residential	36	25	100	Vacant
17-114-034	7.88	R-2	R-3	Medium/Low Density Residential	Medium/High Density Residential	36	25	197	Vacant
17-114-033	0.76	C-2	R-3	Community Commercial	Medium/High Density Residential	36	25	19	Vacant
62-042-003	1.25	C-2	R-3	Community Commercial	Medium/High Density Residential	36	25	31	Vacant
62-020-076	3.44	C-O	R-3	Office & Office Park	Medium/High Density Residential	36	25	86	Vacant
57-150-117	5.82	C-2	R-3	Community Commercial	Medium/High Density Residential	36	25	146	Vacant
56-320-048	1.63	C-1	R-3	Neighborhood Commercial	Medium/High Density Residential	36	25	41	Vacant
<b>Total</b>	<b>24.76</b>							<b>620</b>	



Source: City of Yuba City, 2021

Candidate Rezone Sites with Zoning Designation

## 6 Housing Constraints

This section 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.

### Governmental Constraints

Governmental constraints include the regulatory functions that are basic to the role of local government; however, there is much debate about whether 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. Development standards are available online through the City's online code of ordinances. Design guidelines, including for each specific and master plan are also available on the City's website.

### 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 two to eight 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- to Medium-Density Residential.** Residential development at 6 to 14 units per acre; provides for a mix of single-family housing on lots ranging in size from 2,500 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 nine units per acre is used for build-out projections.

**Medium- to High-Density Residential.** Multifamily residential development at 12 to 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 Yuba City's residential development standards and zoning for all types of housing is shown in Tables 6-1 and 6-2. Requests for development at lower than the permitted density is not permitted without a General Plan Amendment, rezoning or approval of a variance and California Environmental Quality Act (CEQA) review, as appropriate for the situation. However, these requests are uncommon. The City has not approved the development of single-family homes in higher density areas.

### Specific and Master Plans

The City has several Specific and Master Plans where residential uses are allowed:

- Central City Specific Plan
- Harter Specific Plan
- El Margarita Master Plan
- Yuba Crossing Mixed-Use Plan



- Butte Vista Neighborhood Plan
- Bogue Stewart Master Plan

Plan areas span multiple, underlying zoning districts. Figure 5-3 shows their location and Tables 6-3 through 6-6 present their standards for residential development.

*Central City Specific Plan (CCSP).* Generally, the Specific Plan area has allowed development at a 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.

*Harter Specific Plan.* Residential densities ranging from 4 to 20 units per acre are allowed in the Harter Specific Plan area.

*El Margarita Master Plan.* Residential densities between 4.25 and 20 dwelling units per acre are currently allowed in the El Margarita Master Plan area, consistent with the underlying General Plan land uses. The plan does not propose increased densities as compared to the underlying land use designation.

*Yuba Crossing Mixed-Use Plan.* Residential densities within the Yuba Crossing Mixed-Use Plan are consistent with the General Plan, though as part of the project, approximately 5.9 acres of Community Commercial-designated land were changed to Low-Density Residential designation to permit single-family home development.

*Butte Vista Neighborhood Plan.* Development standards within the Butte Vista Neighborhood Plan are the same as those within the zoning code.

*Bogue Stewart Master Plan.* Residential densities within the Bogue Stewart Master Plan currently allow 2.0 – 8.0 dwelling units/gross acre for low-density residential, 6.0 – 14.0 dwelling units/gross acre for medium-density residential, and 12.0 – 36.0 dwelling units/gross acre for high-density residential.

### **PD Planned Development District**

Article 27 of the City’s zoning code establishes the Planned Development District (PD). Its purpose is to provide opportunities for 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 zone allows any use or combination of uses (including those listed in Table 6-1), which are arranged and designed in such a manner as to result in a development that is internally compatible, compatible with neighboring uses, and consistent with the General Plan. Similarly, in a PD, development standards, such as those described in Table 6-2, are tailored to the overall design of the project and must be internally compatible, compatible with neighboring uses, and consistent with the General Plan.

### **Zoning and Development Standards**

Yuba City has 10 zones where residential uses are allowed:

**R-1 Single-Family.** The purpose of the R-1 zone is to provide areas for the low-density residential neighborhoods that have adequate services and amenities that will support a desirable and stable living environment. The R-1 District is consistent with the Low-Density Residential General Plan designation.

**R-2 Two-Family.** The purpose of the R-2 zone is to provide housing in a similar atmosphere as in the R-1 District but that also provides for the lowest density of attached residences. This district is consistent with the Low-Density Residential and Medium-Density Residential General Plan designations.

**R-3 Multifamily.** The purpose of the R-3 zone is to provide for the highest-density residential uses in appropriate locations, with a level of standards conducive to establishment of a suitable living environment to those living in multiple-family residences. The R-3 district is consistent with the Medium-Density Residential and High-Density Residential General Plan designations.

**C-1 Neighborhood Convenience Commercial, C-2 Community Commercial, C-3 General Commercial, and C-M Heavy Commercial.** Within Commercial zones, residences are permitted 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. The C-1 District is consistent with the Neighborhood Commercial General Plan designation, and the C-2, C-3, and C-M Districts are consistent with the Community Commercial and Regional Commercial General Plan designations.

**M-1 Light Industrial and M-2 Industrial.** Within the Industrial zones, most residential uses are not permitted. However, emergency shelters are permitted in the M-2 zone and caretaker quarters are permitted in both industrial zones. These zoning designations are consistent with the Light Industrial and Industrial General Plan designations.

**C-O Office Commercial.** Within the Office Commercial Zone, single-family and multifamily housing is permitted with a use permit, as are rotating cold-weather church shelters. The C-O district is consistent with the Community Commercial, Regional Commercial, and Office and Office Park General Plan Designations.

**Table 6-1: Zoning for Residential Uses**

<i>Residential Use</i>	<i>Residential Zones</i>		
	<i>R-1 Single-Family</i>	<i>R-2 Two-Family</i>	<i>R-3 Multifamily</i>
Single-Family Dwelling	P	P	P
Room and Boarding House	--	--	U
Two-Family	--	P	P
Multifamily Dwelling	--	--	P
Townhouses	--	--	P
Second Family Residence (Accessory Dwelling Unit) <sup>4</sup>	P	P	--
Factory Built <sup>4</sup>	ZC	P	P
Mobile Homes <sup>1, 4</sup>	ZC	P	P
Mobile Home Parks	U	U	U
Residential Care Facility, Small	P	P	P
Residential Care Facility, Large <sup>4</sup>	U	U	P
Senior Congregate Care Facility	--	--	P
Family Day Care Homes, Small	P	P	P
Family Day Care Homes, Large	P	P	P
Employee Housing <sup>4</sup>	--	--	--
Group Residences	--	--	P

Residential Zones							
Residential Use	R-1 Single-Family	R-2 Two-Family	R-3 Multifamily				
Single-Room Occupancy Housing (SRO)	--	--	--				
Caretaker/Watchman	--	--	--				
Transitional Housing <sup>4</sup>	--	--	U				
Supportive Housing <sup>4</sup>	--	--	--				
Rotating Church Cold-weather Shelter	ZC	ZC	ZC				
Low-Barrier Navigation Center <sup>4</sup>	--	--	--				
Emergency Shelters	--	--	U				
Commercial and Industrial Zones							
	C-1	C-2	C-3	C-M	M-1	M-2	C-O
Single-Family Dwelling	U <sup>2</sup>	ZC <sup>2</sup>	ZC <sup>2</sup>	--	--	--	U <sup>2</sup>
Room and Boarding House	--	--	--	--	--	--	--
Two Family	--	--	--	--	--	--	--
Multifamily Dwelling	U <sup>2,5</sup>	ZC <sup>2</sup>	ZC <sup>2</sup>	--	--	--	U <sup>2,5</sup>
Second Family Residence (Accessory Dwelling Unit) <sup>4</sup>	--	--	--	--	--	--	--
Factory Built <sup>4</sup>	--	--	--	--	--	--	--
Mobile Homes <sup>1, 4</sup>	--	--	--	--	--	--	--
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	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	--
Rotating Church Cold-weather Shelter	U	ZC	U	--	--	--	U
Transitional Housing <sup>4</sup>	--	--	--	--	--	--	--
Supportive Housing <sup>4</sup>	--	--	--	--	--	--	--
Low-Barrier Navigation Center <sup>4</sup>	--	--	--	--	--	--	--
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:*

<sup>1</sup> Mobile homes on a permanent foundation may be placed upon any lot as a one-family residence within any residential district that allows one- or two-family residences as a permitted use, provided the mobile home meets the required standards.

<sup>2</sup> 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. (Municipal Code Section 8-5.1102. – Uses).

<sup>3</sup> Provided it is part of a bona fide commercial use and not a separate rental unit.

<sup>4</sup> Program H-D-3 is included to bring uses into compliance with state laws.

<sup>5</sup> Program H-C-5 is included to commit the City to removing the Use Permit for multifamily development in the C-1 and C-O zones.

Source: City of Yuba City Development Services Department, Zoning Regulations, 2021.

**Table 6-2: Property Development Regulations**

	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>C-O</i>
Minimum Lot Size (square feet [sf])	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	5,000	5,000	5,000	6,000
Density <sup>3</sup>	LDR: 2-8 units per acre	LDR: 2-8 units per acre L/MDR: 6-14 units per acre	L/MDR: 6-14 units per acre. M/HDR: 12-36 units per acre. MDR: 1 unit/1,500 sf lot area HDR: 1 unit/1,000 sf lot area	--	--	--	--
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)	--	--	--	--
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	--	--	--	--
Minimum Yards (ft):							
Front	15	15	15	10	10	10	10
Side	5 interior side 10 street side	5 interior side 10 street side	5 interior side 15 street side	Street Side – 10 Interior Side – None <sup>1</sup>	Street Side – 10 Interior Side – None <sup>1</sup>	Street Side – 10 Interior Side – None <sup>1</sup>	Street Side – 10 Interior Side – None <sup>1</sup>

	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>C-O</i>
Rear	25 feet or 20% of total lot depth (whichever is less)	25 feet or 20% of total lot depth (whichever is less)	10	None <sup>2</sup>	None <sup>2</sup>	None <sup>2</sup>	None <sup>2</sup>
Maximum Height (ft)	2 stories, not to exceed 35 feet	3 stories, not to exceed 35 feet	4 stories, not to exceed 48 feet, depending on adjacent zoning. 20 for accessory buildings	2 stories, not to exceed 30 feet	4 stories, not to exceed 52 feet	4 stories, not to exceed 52 feet	4 stories, not to exceed 52 feet

Notes:

<sup>1</sup> Except when abutting a residential district, then 15 feet.

<sup>2</sup> Except when abutting a residential district or for a through lot where neighboring uses have front yards, then 15 feet.

<sup>3</sup> Density designations are based on minimum and maximum density as identified corresponding land use categories in the General Plan Land Use Element.

Source: City of Yuba City Development Services Department, Zoning Regulations, 2021.

### **Parking Requirements:**

- In all zones:
  - **One-Family:** Two spaces per unit
  - **Second-Family Residence:** One space for one bedroom or for second family residences with at least one resident over 62 years of age, two spaces for two 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.
  - **Multifamily:** 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.
  - **Senior Citizen Housing Project:** 0.6 of a space per dwelling unit for projects restricted to tenants who are either 62 years of age or older or are handicapped. Senior citizen congregate care facility parking requirements may be adjusted on an individual project basis, subject to a parking study.
  - **Rooming House, Boarding House, Bed and Breakfast:** Two spaces, plus one space for each room for rent.
- In commercial zones:
  - Requirements listed above.
  - On-street parking adjacent to commercial and industrial properties may be counted toward the amount of required on-site parking.

**Table 6-3: Property Development Regulations: Central City Specific Plan**

	<i>Storefront Commercial</i>	<i>Residential Areas</i>
Minimum Lot Size	--	0.5 acres
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	0 <sup>1</sup>	20 <sup>4</sup>
Front - Minimum	--	12
Side	0 <sup>2</sup>	5 <sup>5</sup>
Rear	25	5
Minimum Height (ft)	20	--
Maximum Height (ft)	3 stories and 42 feet <sup>3</sup>	3 stories and 36 feet <sup>6</sup>
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:*

<sup>1</sup> 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.

<sup>2</sup> New buildings may be built to both side property lines and must be built to at least one side property line. Should a side of the building be set back from a property line, at least four feet shall be provided for an access passage. Minimum 25 when adjacent to residential.

<sup>3</sup> 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).

<sup>4</sup> 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.

<sup>5</sup> Exceptions are detailed in the Central City Specific Plan Chapter VIII. Standards & Guidelines-Residential Areas, p. 123.

<sup>6</sup> 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 Development Services Department, Central City Specific Plan and Revitalization Strategy, 1992

**Table 6-4: Property Development Regulations: Harter Specific Plan**

	<i>Residential Areas</i>
Minimum Lot Size	4,500 square feet, 5,000 corner lots
Permitted Density (units per acre)	2-36
Minimum Lot Width (ft)	45 feet
Maximum Lot Coverage	--
Minimum Setbacks (ft):	
Front	12.5 feet
Side	--
Rear	--
Minimum Height (ft)	--
Maximum Height (ft)	--
Parking	--

Source: City of Yuba City Development Services Department, Harter Specific Plan, 2002

**Table 6-5: Property Development Regulations: El Margarita Master Plan**

	<i>Residential Areas</i>
Minimum Lot Size	--
Permitted Density (units per acre)	2-36
Minimum Lot Width (ft)	75 feet
Maximum Lot Coverage	--
Minimum Setbacks (ft):	
Front	25 feet
Side	--
Rear	--
Minimum Height (ft)	--
Maximum Height (ft)	--
Parking	--

*Source: City of Yuba City Development Services Department, El Margarita Master Plan, 2018*

**Table 6-6: Property Development Regulations: El Yuba Crossing Mixed Use Plan**

	<i>Residential Areas</i>
Minimum Lot Size	2,300 – 3,400 sf
Density (units per acre)	2-8 (single-family) 12-36 (live-work, apartments)
Minimum Lot Width (ft)	--
Maximum Lot Coverage	--
Minimum Setbacks (ft):	
Front	14 – 18 feet
Side	--
Rear	5 – 15 feet
Minimum Height (ft)	24.5 feet (2-story) 36 feet (3-story)
Maximum Height (ft)	27 feet (2-story) 41.25 feet (3-story)
Parking	2 spaces per unit, tandem (single-family) 2 spaces (live-work) 1 per unit + 1/10 guest (multi-family)

*Source: City of Yuba City Development Services Department, Yuba Crossing Mixed Use Plan, 2017*

Development standards for the Butte Vista Neighborhood plan are per the zoning code.



**Table 6-6A: Property Development Regulations: Bogue Stewart Master Plan**

	<i>Residential Areas</i>
Minimum Lot Size	4,000 sf (low-density residential)
	2,000 sf (medium-density residential)
	N/A (high-density residential)
Density (units per gross acre)	2-8 (low-density residential)
	6-14 (medium-density residential)
	12-36 (high density residential)
Minimum Lot Width (ft)	Interior Lot: 40 ft min (low-density residential, lots <4,999 sf) Corner Lot: 44 ft min (low-density residential, lots <4,999 sf) Interior Lot: 50 ft min (low-density residential, lots >5,000 sf) Corner Lot: 55 ft min (low-density residential, lots >5,000 sf)
	Interior Lot: 40 ft min (medium-density residential, lots <2,999 sf) Corner Lot: 44 ft min (medium-density residential, lots <2,999 sf) Interior Lot: 50 ft min (medium-density residential, lots >3,000 sf) Corner Lot: 55 ft min (medium-density residential, lots >3,000 sf)
	N/A (high-density residential)
Maximum Lot Coverage	40% for two-story (low-density residential, lots <4,999 sf) 60% for one-story (low-density residential, lots <4,999 sf) 40% for two-story (low-density residential, lots >5,000 sf) 45% for one-story (low-density residential, lots >5,000 sf)
	N/A (medium-density residential)
	N/A (high-density residential)
Minimum Setbacks <sup>1,2,3</sup> (ft):	
Front	Main Building: 15 ft (low-density residential, lots <4,999 sf) Porch/courtyard <sup>4</sup> : 10 ft (low-density residential, lots <4,999 sf) Attached Garage: 20 ft (low-density residential, lots <4,999 sf) Detached Garage: 25 ft (low-density residential, lots <4,999 sf) Main Building: 20 ft (low-density residential, lots >5,000 sf) Porch/courtyard <sup>4</sup> : 12 ft (low-density residential, lots >5,000 sf) Attached Garage: 20 ft (low-density residential, lots >5,000 sf) Detached Garage: 25 ft (low-density residential, lots >5,000 sf)
	Main Building: 12 ft (medium-density residential, lots <2,999 sf) Porch/courtyard <sup>4</sup> : 10 ft (medium-density residential, lots <2,999 sf) Attached Garage: 20 ft (medium-density residential, lots <2,999 sf) Detached Garage: 20 ft (medium-density residential, lots <2,999 sf) Main Building: 15 ft (medium-density residential, lots >3,000 sf) Porch/courtyard <sup>4</sup> : 10 ft (medium-density residential, lots >3,000 sf) Attached Garage: 20 ft (medium-density residential, lots >3,000 sf) Detached Garage: 25 ft (medium-density residential, lots >3,000 sf)
	Main Building: 10 ft (high-density residential, townhome) Porch/courtyard <sup>4</sup> : 5 ft (high-density residential, townhome) Garage: 20 ft, if fronting on a public road (high-density residential, townhome) Main Building: 15 ft (high-density residential, multifamily complex) Porch/courtyard <sup>4</sup> : N/A (high-density residential, multifamily complex) Garage: N/A (high-density residential, multifamily complex)

Side	Interior: 5 ft (low-density residential) Street: 10 ft (low-density residential)
	Interior: 0-3 ft (medium-density residential, lots <2,999 sf) Corner <sup>5</sup> : 10 ft (medium-density residential, lots <2,999 sf) Interior: 0-5 ft (medium-density residential, lots >3,000 sf) Corner <sup>5</sup> : 10 ft (medium-density residential, lots >3,000 sf)
	Interior: 0-3 ft (high density residential, townhome) Corner: 10 ft (high-density residential, townhome) Interior: 10ft between buildings per story (high-density residential, multifamily complex) Corner: 10 ft (high density residential, multifamily complex)
Rear	Main Building: 10 ft (low-density residential, lots <4,999 sf) Main Building: 15 ft (low-density residential, lots >5,000 sf) Alley-loaded Garage: 4 ft (low-density residential) Detached Garage: 10 ft (low-density residential) Accessory building: refer to Yuba City Zoning Code
	Main Building: 5 ft (medium-density residential, lots <2,999 sf) Main Building: 10 ft (medium-density residential, lots >3,000 sf) Alley-loaded Garage: 4 ft (medium-density residential) Detached Garage: 5 ft (medium-density residential) Accessory Building: 5 ft for single story (medium-density residential)
	Main Building: 10 ft (high-density residential) Accessory Building: 4 ft (high-density residential) Alley-loaded Garage: 4 ft (high-density residential)
Maximum Height <sup>6</sup> (ft)	35 feet, not to exceed 2 stories (low-density residential)
	45 feet, not to exceed 3 stories (medium-density residential)
	48 ft. max, not to exceed four stories (high-density residential)
Parking	2 spaces per unit, garage may be tandem (low-density residential)
	Attached units: 2 spaces per unit, garage may be tandem (medium density residential) Detached units: Refer to Yuba City Zoning Code
	Refer to the Yuba City Zoning Code

*Notes:*

<sup>1</sup> Low-density Residential: \*Front yard is defined as the primary street frontage.

\*Front and street side setbacks measured from back of walk

\*No interior side yard setbacks required for attached units.

\*All building setbacks measured from the finished outside building edge (not the studs).

\*Setbacks along Stewart Road (areas adjacent to Urban Edge only) and South Walton Avenue differ from the above. Refer to the Edge Treatments guidelines of this section for details.

\*Development standards for reverse corner lots, key lots, and other unique lot configurations will be addressed during the subdivision map review process

<sup>2</sup> Medium-density Residential: \*Front yard is defined as the primary street frontage

\*Front and street side setbacks measured from back of walk

\*No interior side yard setbacks required for attached units.

\*All building setbacks measured from the finished outside building edge (not the studs).

<sup>3</sup> High-density Residential: \*Front yard is defined as the primary street frontage. \*Front and street side setbacks measured from back of walk \*All multi-family units to be alley/rear loaded. \*No interior side yard setbacks for attached units. \*All building setbacks measured from the finished outside building edge (not the studs)

<sup>4</sup> Porches/Courtyards shall be a minimum of 6 ft deep by 8 ft wide. The setback to the porch/courtyard only applies to 60% of all residential dwelling units.

<sup>5</sup> 20-ft minimum if corner side loading garage

<sup>6</sup> Height exceptions permitted per the Yuba City Zoning Code

Source: City of Yuba City Development Services Department, Bogue Stewart Master Plan, 2019

## **Urban Growth Boundary**

The City is subject to one of several urban growth boundaries that limits the areas of development across Sutter County. However, this is not considered a constraint to development, as the growth boundary is essentially consistent with the Sphere of Influence (SOI) boundary defined by the Sutter County Local Agency Formation Commission (LAFCO). Area within the SOI has the potential to be annexed into Yuba City as needed.

The City does not have an inclusionary housing ordinance, a short-term rental ordinance, or a moratorium on development.

## **Zoning for a Variety of Housing Types**

State Housing Element law specifies that jurisdictions must identify adequate sites through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multiple-family housing, manufactured housing, mobile homes, emergency shelters, and transitional and supportive housing, among others.

### Accessory Dwelling Unit

An accessory dwelling unit (ADU) is a separate dwelling unit that provides complete, independent living facilities for one or more persons on the same lot as a stand-alone single-family home or multifamily development, or within the walls of a proposed or existing single-family residence or multifamily development. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel. The City is currently working on a draft ADU ordinance.

State law requires that the City allow ADUs that are 16 feet in height or less to be approved by-right. Along with ADUs, junior accessory dwelling units (JADUs) are another type of dwelling unit that is allowed by state law. Until 2025, state law requires that the owner of the residence occupy either the JADU or the primary residence.

State law establishes criteria on sizes for both attached and detached ADUs that cities must allow, as follows:

- The minimum size for a detached or attached ADU is 220 square feet. However, cities may reduce the minimum size to encourage smaller ADUs.
- The maximum size for a detached or attached ADU must be at least 800 square feet, or 1,000 square feet if the unit provides more than one bedroom. State law allows cities to utilize a percentage (e.g., 50 percent) of the primary dwelling as a maximum unit size for attached or detached ADUs but only if it does not restrict an ADU's size to less than these standards. State law allows cities to increase the maximum size of a detached ADU to a maximum of 1,200 square feet.

Smaller ADUs or JADUs may also be permitted in addition to an ADU. JADUs are defined as ADUs not exceeding 500 square feet in living space built within the walls of an existing residential unit. JADUs must include a basic kitchen or kitchenette that may use small plug-in appliances, living area or bedroom, and an exterior entrance separate from the primary residence entrance, unless the JADU is in a multifamily residence. Pursuant to the provisions in Government Code Section 65852.2, some facilities may be shared with the primary residence.

AB 1866 (Chapter 1062, Statutes of 2002), also known as the “second unit law,” amended the California Government Code to facilitate the development of ADUs. In 2019, AB 881 and AB 68 were enacted as amendments to Government Code Section 65852.2, loosening many restrictions for landowners to build ADUs on their property. This new amendment now requires localities to allow ADUs ministerially, within 60 days, without discretionary review or hearings. This state law also supersedes local jurisdictions, even if the zoning code does not allow for ADUs or does not contain any provision regarding ADUs. State law stipulates that an application to permit the construction of an ADU using a ministerial review, which must apply predictable, objective, fixed, quantifiable, and clear standards. ADU permit applications must be reviewed ministerially pursuant to the provisions in Chapter 18.90 of the City’s Zoning Code (Title 18), unless provisions conflict with Section 65852.2 of the California Government Code.

AB 881 and AB 68, both passed in 2019, also enacted several new regulations for the operation and potential sale of ADUs. AB 881 prohibits owner-occupancy restrictions for ADUs, unless certain circumstances are present, and AB 68 removes certain governmental constraints to building ADUs. AB 68 also gives homeowners permission to build a JADU on their property, provided that certain conditions are met. The Government Code was amended so that effective 2020, ADUs must be allowed by-right in all zones that allow single-family dwellings and multiple-family dwelling. At present, second residences are only permitted in R-1 zones, and accessory buildings, including guest houses, are permitted in R-1 and R-2 zones. Program H-A-2 commits the City to amending the zoning code to comply with state law and allow ADUs (second family residences) ministerially in all zones where residential uses are allowed. Program H-A-2 will amend the City code to specify that both ADUs and JADUs are permitted in R-1, R-2, and R-3 zones. At least one ADU was built each year between 2014 and 2020, with two built in 2017. Amending this section of the zoning code may increase the demand for construction of ADUs and JADUs.

#### Mobile/Manufactured Homes and Parks

Mobile homes or manufactured housing offer an affordable housing option to many low- and moderate-income households. Per state law, mobile homes on permanent foundations may only be subject to the same restrictions and development standards that apply to other single-family dwellings in the same zones. At present, mobile homes on a permanent foundation may be placed upon any lot as a one-family residence within any residential district that allows one- or two-family residences as a permitted use, provided the mobile home meets the required standards. Mobile homes are currently permitted in the R-2 and R-3 zones, and a zoning clearance permit is required in R-1. Use permits are required for mobile home parks in R-1, R-2, and R-3. Two manufactured homes were built in the City between 2014 and 2020. Program H-D-3 is included to commit the City to allowing Mobile Homes and Factory Built homes as a principally permitted use in the R-1 zone.

#### Emergency Shelters

Currently, emergency shelters are allowed by-right in the M-2 zone. There are approximately 17 parcels totaling 95 acres of vacant sites in the M-2 zone. The parcels range from 0.1 acres to 48.8 acres and have an average size of 5.6 acres. The M-2 zone is in areas of the city close to transit, residential areas, and schools, grocery stores, and medical services.

Emergency shelters shall also meet the following standards, as detailed in Zoning Code Section 8.5-5111:

- An emergency shelter shall not be located within 250 feet of another emergency shelter.
- The emergency shelter shall be limited to a maximum of 25 beds. Given the number of existing available beds listed in Table 3-34, the limit of 25 beds per facility is not a constraint.

- Occupancy for any one individual in the emergency shelter shall be limited to six months.
- Off-street parking shall be provided at the ratio of one space per six beds, plus one space per manager or staff person on duty. Per Program H-D-3, the City will review and revise parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the M-1 zone to comply with Government Code Section 65583(a)(4).
- If the emergency shelter provides on-site waiting and intake areas, such areas shall be located either inside the facility or fully screened from view of the public-right-of-way and neighboring properties.
- Management Plan: Prior to commencing operation, the emergency shelter provider must have a written management plan that shall be approved by the Community Development Director. The management plan must include the following:
  - Provisions for staff training
  - Resident identification process
  - Neighborhood outreach
  - Policies regarding pets
  - Timing and placement of outdoor activities
  - Temporary storage of residents' belongings
  - Safety and security
  - Screening of residents to ensure compatibility with services provided at the facility
  - Description of training, counseling, and social service programs provided for residents, if applicable.

AB 101, Low-Barrier Navigation Centers (which are a type of emergency shelter), must be allowed by-right in all zones allowing mixed uses and all nonresidential zones allowing multifamily residential. Through Program H-D-3, the City will add low-barrier navigation centers as a permitted use in compliance with state law.

### Transitional and Supportive Housing

State Housing Law requires that transitional and supportive housing be considered residential uses subject only to the same restrictions that apply to similar housing types in the same zone. Additionally, transitional and supportive housing must be permitted in non-residential zones that permit mixed-use housing. Transitional housing is currently permitted in the R-3 zone with a use permit, and supportive housing is not currently defined in the City code. Through Program H-D-3, the City will amend the zoning code to be compliant with these requirements.

### Mixed-Use

Mixed residential and commercial uses are encouraged in an effort to provide housing in areas closer to jobs, to capitalize on infill housing opportunities, and to promote pedestrian-friendly development. Both single-family and multifamily dwellings are allowed with a zoning clearance (ministerial review) in the C-2 and C-3 zones, and with a use permit in the C-1 zone. Program H-C-5 commits the City to removing the Use Permit requirement on multifamily development in the C-1 and C-O zones. 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. Program H-C-5 is included to explore the potential for expanding the allowable residential uses in the commercial zones.

#### Single-Room Occupancy Units

Housing elements must also identify zoning to encourage and facilitate single-room occupancy units (SROs). SROs can be an appropriate type of housing for extremely low-income persons. The City's Zoning Ordinance does not currently define SROs or permit their development in any zone. Through Program H-D-3, the City will amend the zoning code to allow SRO housing in order to facilitate the development of these unit types.

#### Employee and Farmworker Housing

California Health and Safety Code Sections 17021.5 and 17021.6 generally require agricultural employee housing to be permitted by-right, without a conditional use permit in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. While housing for night watchmen or caretakers is permitted in several industrial and commercial zones, the Zoning Ordinance does not define employee or farmworker housing or list this type of shelter as a permitted use in any zone. Through Program H-D-3, the City will amend the Zoning Code to comply with state housing law.

#### Reasonable Accommodation and Housing for Persons with Disabilities

Per California Senate Bill (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. Program H-D-3 commits the City to passing a reasonable accommodation ordinance to develop a procedure for requesting reasonable accommodation in the application of zoning laws and other land use regulations, policies, and procedures for persons with disabilities seeking equal access to housing. Provision of reasonable accommodation will be made separate from a variance or use permit. 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 develop and formalize a process that a person with disabilities will need to go through to make a reasonable accommodation request to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Department of Housing and Community Development (HCD). This information will be available through postings and pamphlets at the City and on the City's website. The City's definition of family is already compliant with state law.

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. Program H-D-4 is included to address 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.

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."

Yuba City has adopted the 2019 California Building Code, based on the 2018 International 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.

## **Fees and Exactions**

The City has established building and planning fees for residential development. Copies of the planning and building permit fee calculation worksheets are available on the City's website. These fees, as of July 1, 2020, are listed in Table 6-7.

**Table 6-7: Planning and Building Fee Schedule (2020)**

<b>General Plan Amendments, Master and Specific Plan Amendments</b>	
Text and Map Changes	\$2,838
<b>Rezoning</b>	
Text or Map Changes	\$2,838
Planned Development (PD Zone)	\$2,076
Zoning Clearance for signs, homes, model homes, and telecommunications	\$50
<b>Land Divisions</b>	
Subdivision Map	\$4,264 plus \$29 per lot over 4
Parcel Map	\$1,526
Parcel Map Revisions	\$401
Subdivision Map Revision	\$788
Subdivision Map Time Extension	\$375
Parcel Map Time Extension	\$375
Lot Line Adjustment	\$863 plus \$72 per lot over 2
Certificate of Compliance	\$212

<b>Variances</b>	
Single-Family Residential	\$344
<b>Plan Check</b>	
Residential	50% of Building Fees
Occupancy Permit	\$290
Manufactured dwelling/coach	\$725
<b>Building Fee Multiplier</b>	
Project Valuation \$0-\$5,300	Minimum Permit Fee of \$217
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
<i>Note: Cents have been rounded to the nearest dollar.</i>	
<i>Source: City of Yuba City, July 1, 2020.</i>	

As shown in Table 6-8, development fees for a model single-family dwelling unit totals approximately \$31,236, and those for a model multifamily unit total approximately \$20,927. These costs are estimates of potential building, planning, and infrastructure fees.

**Table 6-8: Development Impact Fees in Yuba City**

<i>Dwelling Type</i>	<i>City Impact Fees</i>	<i>County Impact Fees</i>	<i>Levee Fees</i>	<i>Total Impact Fees</i>
Single-Family	\$23,998	\$3,596	\$3,642	\$31,236
Duplex	\$23,485	\$3,116	\$3,156	\$29,757
Multifamily	\$15,740	\$2,577	\$2,610	\$20,927
Mobile Home	\$14,888	\$2,145	\$2,173	\$19,206

*Source: City of Yuba City, 2020.*

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 (\$12,475 single-family, assuming a one-inch pipe; \$21,354 multifamily, assuming a two-inch pipe).
- Sewer connection fees (\$6,544 single-family; \$5,889 per unit multifamily).

Table 6-9 shows development and permitting fees and valuation for recent single-family and multifamily homes constructed in the city. The fees for a single-family unit make up about 12 percent of the total construction costs, and for a multifamily unit, fees constitute approximately 22 percent of total construction costs. It should be noted that the city has reduced fees for projects that are defined as infill projects by nearly 50 percent; however, compared to the fees of other jurisdictions in the region, these may be high and could be a constraint to development. Average development fees in neighboring jurisdictions, including County impact fees, are:



- For a single-family home
  - \$21,452 in the City of Live Oak
  - \$28,953 in the City of Auburn
  - \$31,236 in the City of Yuba City
- Per unit, in a multi-family project
  - \$12,435 in the City of Live Oak
  - \$10,220 in the City of Auburn
  - \$20,927 in the City of Yuba City

Based on a 2020 SACOG study comparing development fees between neighboring jurisdictions and sample fee totals for recent projects in Yuba City, Yuba City tended to have higher impact fees for both single and multi-family projects than Live Oak and Auburn. While many of Yuba City’s administrative fees were lower than those of the other jurisdictions, fees related to flood protection and water connections tended to be higher. However, Yuba City’s development impact fee was higher than other cities’ fees for various types of public improvements.

In Program H-A-4, the City will examine potential alternative infrastructure funding sources to evaluate opportunities to provide fee reductions or offer fee waivers for affordable housing or energy conservation.

**Table 6-9: Example Permit and Impact Fees**

<i>Housing Type</i>	<i>Units</i>	<i>Valuation</i>	<i>Cost per Unit</i>	<i>Total Fees</i>	<i>Estimated Fees per Unit</i>	<i>Estimated Proportion of Fees to Development Costs per Unit</i>
Single-family Unit	1	\$323,330	\$323,330	\$37,775	\$37,775	12%
Multifamily Unit	40	\$3,508,957	\$87,724	\$761,481	\$19,037	22%

*Source: City of Yuba City 2020.*

## Infrastructure

The provision of on-site improvements, such as streets, sidewalks, curbs, gutters, storm drainage facilities, water distribution facilities, sewer collection facilities, street lighting facilities, fire hydrants, landscaping and irrigation, and all other work and improvements depicted or required on the Improvement Plans for the Construction, as approved by the City Engineer, and any approved amendments thereto, and Conditions of Approval, and in compliance with Chapter 2 of Title 8 of the City Municipal Code and the Subdivision Map Act Improvements shall be done following the construction standards contained in the most current edition of the City Standard Specifications and Details and, to the extent not addressed therein, under the State of California Department of Transportation Standard Plans and Specifications, as amended by special provisions approved by the City Engineer.

The City of Yuba City identifies four main types of streets with varying widths and levels of service.

- Arterials (74-108-foot right of way / four lanes): Arterials provide service to higher volumes of traffic between collector and local roads to highways and serve as a link to community activity centers.

- Collectors (52-104-foot right of way / two to four lanes): Collectors provide connections between adjoining residential areas, and usually provide mechanisms to slow down traffic.
- Local Streets (38-42-foot right of way / two lanes): These streets make up the majority of residential area roadways and are model after the Complete Streets philosophy to accommodate all types of users, vehicular and non-vehicular.
- Alleys (28-38-foot right of way / two lanes): Alleys provide vehicular access in areas with limited access or constrained street frontages. They can also provide access to garages located in the rear of the lot.

The City requires typical off-site improvements (e.g., curb, gutter, and sidewalk) for development to ensure public health and safety. The average sidewalk width requirement is four to five feet, but in the instance that this isn't feasible for the project, the City will work with the applicant to find a solution. In many cases, off-site improvements and/or mitigations may also be required, such as street widening and installation of traffic signals, bike lanes, public utility easements, and flood-control improvements. These improvements support public health and safety. Infrastructure costs are incorporated into the total development project costs discussed in Section 6.2, *Market Constraints*.

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. According to these statutes, upon adoption of its Housing Element, the City will immediately deliver the Housing Element to local water and sewer providers, along with a summary of its regional housing needs allocation. The City has sufficient water and sewer capacity for its RHNA.

### **Dry Utilities**

The availability of dry utilities is not considered a constraint to development in Yuba City. Electricity and natural gas, telephone, and cable and internet service are available throughout the city from the following providers:

- Electricity and natural gas: PG&E
- Telephone: AT&T
- Cable and internet: Xfinity and AT&T

### **Development Review Process**

Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that 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). As of March 2021, the typical time between entitlement and issuance of building permits is approximately one year. This is dependent on available funding, construction logistics and other factors.

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. 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.

Government Code Section 65589.5 requires projects to be reviewed against objective design and development standards. Objective design standards are defined in Government Code Sections 65913.4 and 66300(a)(7) as standards that “involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.” The City’s design review guidelines provide specific standards for multifamily development that are measurable and verifiable, using “shall” or “must” to establish enforceability. Examples of specific standards in the City’s design review guidelines include:

- **Building Articulation:** No more than 2 side-by-side units may be covered by one unarticulated roof. Articulations may be accomplished through changing roof heights, offsets, and direction of slope, and by introducing elements such as dormers, parapets, etc. These elements must visually break the main roof lines as viewed from the ground at 50 feet away from the building.
- **Frontages:** All units along public right-of-ways shall have their primary entrance facing this right-of-way, in the form of either individual entrances or aggregated building entrances.
- **Fencing:** Fenced private open space is allowed only at the “rear” of units and shall not face the street.

However, most of the design guidelines for multifamily development are vague and open to interpretation, decreasing the level of certainty for project applicants as to whether a project is consistent with design guidelines. Examples of subjective design guidelines include:

- **Authenticity of Building Materials:** “Natural” materials are generally considered more desirable than “imitation” materials
- **Relation to Surroundings:** Projects should fit as an integral part of their surroundings. They should act to complete and compliment existing surroundings. This can be achieved by incorporating design elements including, but not limited to: building massing, alignment with building elements, similar hierarchical groups, use of similar colors or materials, use of similar shadow casting or other articulating elements, and use of similar building form.
- **Open Space:** Creative additional uses for decorative and service oriented open spaces should be explored.

As written, the City’s design guidelines could pose a constraint to development by reducing the level of certainty for project applicants, potentially convoluting the application-processing process. To comply with Government Code Section 65589.5, the City will update subjective design guidelines with objective standards, ensuring a balance between predictability for housing development applicants and flexibility in design choices (Program H-A-8).

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 6-10.

**Table 6-10: Project Review Time for Residential Projects**

<i>Unit Type</i>	<i>Typical Approval Requirements</i>	<i>Total Estimated Time</i>
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 2021.*

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, etc. Typical findings involve projects that have not complied with the basic development standards, such as density, height, and setbacks. As such, the development review process is not perceived as a barrier to new development. Consultation with the development community has confirmed this assertion.

The City allows density bonuses for eligible projects. In 2021, the City approved a multifamily housing project with 176 units through a density bonus. This project, Richland Village, is located on 170 Bernard Drive abutting the Sutter County Airport property. It will include 8 multi-unit buildings with a community center. The project will be managed by the Regional Housing Authority and will be comprised entirely of affordable housing. Program H-A-6 commits the City to codifying the City's density bonus ordinance in compliance with state density bonus law. Program H-D-4 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.

As of July 2021, the City has not received any requests from developers for a project subject to SB 330. If the City receives such as request, it will use HCD's SB 330 process.

### **Building Code and Enforcement**

The City has adopted the 2019 California Building, Residential, Electrical, Mechanical, Plumbing, Fire, Energy, Administrative, Existing Building, Referenced Standards, Historical, and Green Codes and the 2018 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 listed codes. As of 2021, these amendments were 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. 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. Since 2013, the City’s code inspectors investigated 1,363 instances of blight or maintenance issues. For the majority of these cases, the City was seeking voluntary code compliance to correct immediate life safety issues and improve housing conditions.

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 conditions to achieve modern building standards, yet still maintain affordability.

## **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. As of February 2021, there are approximately 349 acres of vacant land zoned for residential development within the city limits along with a large amount of land in the unincorporated SOI and 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 necessarily compete for new properties; land is less expensive on average than in the rest of the state. According to an online search of vacant land listings on Zillow.com, the average cost per acre of residentially zoned land in Yuba City as of February 2021 is \$477,664. The minimum cost was listed as \$215,000 per acre and the maximum listed cost for land was \$663,333 per acre. However, according to a local engineer that has been on the development team of several projects in Yuba City, land costs are not as high as the listings on found on Zillow.com in February 2021. According to the local engineer, the highest price per acre is approximately \$220,000, with a low of \$100,000 per acre with an average of about \$180,000 per acre for vacant R-1 properties in city limits. Land costs in Yuba City remain higher than in the surrounding areas such as Yuba County.

## **Construction Costs**

As of September 2020, estimated construction costs for a single-family home averaged approximately \$141 per square foot, excluding the cost of land according to [www.buildingcost.net](http://www.buildingcost.net). Total construction costs for a 2,000-square-foot single-family house average about \$282,482 (see Table 6-11).

An April 2020 BuildingJournal.com estimate for the construction cost of a two-story multifamily building in the Sacramento area with 12 units at 1,000 square feet per unit suggested a potential construction cost of approximately \$90 per square foot. This estimate excludes land and site preparation development costs, fees, and related expenses. In practice, the true cost may be higher or lower than this estimate, as the cost of building multifamily homes varies based on the cost of financing, the type of construction, materials, site conditions, finishing details, amenities, and structural configuration.

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 3 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 provides a 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. Interest rates on these loans are currently 3 percent. The program is currently administered by the Regional Housing Authority. Applicants must demonstrate financial need and pre-approval for a first mortgage. Repayment is due after 30 years or 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 105 percent of the property’s appraised value. Loans are given at an interest rate of 3 percent, and payments are deferred for the life of the loan. Programs H-A-1 and H-E-1 are included to commit the City to continuing these efforts.

## **Cost Summary for a Typical Custom Single-family Home**

According to an Internet source of construction cost data ([www.building-cost.net](http://www.building-cost.net)) provided by the Craftsman Book Company, a wood-framed single-story four-cornered home in Yuba City is estimated to cost approximately \$282,482, excluding the cost of buying land. This cost estimate is based on a 2,000-square-foot house of good quality construction, including a two-car garage and forced air heating. Table 6-11 summarizes the projected construction costs.

**Table 6-11: Example of Development Costs for an Owner-built Single-family Home**

<i>Item Name</i>	<i>Materials</i>	<i>Labor</i>	<i>Equipment</i>	<i>Total</i>
Direct Job Costs (e.g., foundation, plumbing, materials)	\$110,978	\$114,328	\$5,047	\$230,353
Indirect Job Costs (e.g., insurance, plans and specifications)	\$18,106	\$1,774		\$19,880
Contractor Markup	\$32,249			\$32,249
<b>Total Cost</b>	<b>\$161,333</b>	<b>\$116,102</b>	<b>\$5,047</b>	<b>\$282,482</b>

*Source: Building-Cost.net, accessed September 2020*

## Environmental Constraints

Environmental phenomena, such as flooding and seismicity, present a minor 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. All sites in the land inventory are free from environmental hazards, including steep slopes (over 30 percent), high liquefaction risk, moderate and severe wildfire risk, and Federal Emergency Management Agency (FEMA) 100-year and 500-year flood zones.

### 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.<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup>

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. In 2017, a 2.9-mile segment of the levee in the City experienced severe distress following the Oroville spillway failure. The US Army Corps of Engineers had installed a slurry wall, but it did not perform as expected and so an emergency repair was completed. The Sutter Butte Flood Control Agency (SBFCA) is working on an update to the Feather River Regional Flood Management Plan (RFMP) and the 2022 Central Valley Flood Protection Plan (CVFPP update) in partnership with the State of California, the Three Rivers Levee Improvement Authority (TRLIA), Yuba Water Agency, Marysville Levee Commission, and Reclamation District 1001. Approximately 20,000 parcels and upwards of \$1 billion in property could be impacted by a future failure in the levee system.

<sup>1</sup> Sutter County. County of Sutter General Plan 2015: Background Report, November 1996. Pg. 5-28.

<sup>2</sup> Ibid., pg. 5-28.

<sup>3</sup> Ibid., pg. 5-28.

## **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 a magnitude (M) of 5.0 or greater have occurred on fault systems in the region, including the San Andreas Fault. 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.<sup>4</sup> In addition, two earthquakes of M4.0 and M4.9 occurred between 1900 and 1974 with epicenters near Williams. The 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.<sup>5</sup>

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).<sup>6</sup>

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. The Public Works Department provides essential services for infrastructure and utilities throughout the City of Yuba City on a daily basis. Responsibilities include design, construction, operation, maintenance, and improvement in the following areas:

- Engineering
- Electrical
- Facility Maintenance

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<sup>4</sup> Ibid., pg. 10-3.

<sup>5</sup> Ibid., pg. 10-3.

<sup>6</sup> Ibid., pg. 10-3.



- Fleet Maintenance
- Sewer Collection
- Street Maintenance
- Water Distribution
- Water Treatment
- Wastewater Treatment
- Laboratory

Discussed below are the major public services in the city, which include water supply and water and sewer infrastructure.

## Water

Yuba City is the agricultural, economic, and social hub of Sutter County, situated on the west bank of the Feather River in the northern part of California's fertile Central Valley. Surrounded by agricultural land, it is a family-oriented residential community that maintains a small-town feel. Development of the city's open space into thoughtfully planned communities will maintain the goal of a cohesive city feel featuring integrated neighborhoods that have access to parks, schools, and commercial facilities. Pairing this community growth with economic development that attracts and maintains quality business and industry are key planning objectives and guiding principles for the City's growth.

Ensuring an adequate supply of water is available to serve the existing and future needs for the City's residents and Commercial, Institutional, and Industrial (CII) customers is a critical component of successful city planning. This Urban Water Management Plan (UWMP) draws on local, regional, and statewide inputs to synthesize information from numerous sources into a reliable water management action plan designed to be referred to as management decisions arise and conditions change.

In addition to operating a Public Water System, as described in California Health and Safety Code 116275, the City Qualifies as a Retail Urban Water Supplier, as described in Water Code Section 10617, providing water for municipal purposes to more than 3,000 customers or 3,000 acre/feet of water per year. This qualification requires the preparation of an Urban Water Management Plan every five years. The City's Public Water System detail is listed in Table 6-12.

**Table 6-12: Public Water System Information**

<i>Public Water System Number</i>	<i>Public Water System Name</i>	<i>Number of Municipal Connections 2020</i>	<i>Volume of Water Supplied 2020</i>
CA5110002	City of Yuba City	18,834	12,908 Acre Feet per Year (AFY)

Development in Yuba City is largely dedicated to residential and commercial zones. This type of land use tracks with its role as a service center for surrounding regional agricultural activity, and as a residential community for the locally and regionally employed population. The intersection of Highway 99 and Highway 20 has been the center of City employment with much of the commercial development being retail related. The majority of residential development is low-density, single-family housing, though the City also has a number of multifamily facilities. Over the past several years, the residential sector accounts for between 65 and 70 percent of total water consumption in the City's SOI.

The City has previously approved, is currently, or anticipates considering several development plans, including a possible expansion to the south of city limits in the area bounded by Bogue Road to the north and Stewart Road to the south. These projects are described in greater detail in Section 5, *Land Inventory*.

### **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 to treat 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 to accommodate future growth through 2040 with existing and planned infrastructure. The City anticipates that infrastructure expansions 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. Per Program H-C-4, the City will continue to prioritize water and sewer hook ups for affordable housing.

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## 7 Housing Resources

This chapter describes potential resources available through local, state, and federal programs. Additional information on the resources available for special-needs groups are described in Section 3.6, within Section 3, *Housing Needs Assessment*.

### Local Housing Resources

Hands of Hope provides homeless services and recently partnered with Sutter-Yuba Behavior Health to develop a new 40-unit apartment complex in Yuba City. New Haven Court opened in April 2021 and provides housing for special-needs populations (chronically homeless and persons with disabilities) earning up to 50 percent of the area median income (AMI).

### Grant Funded Programs

The City provides several funding programs to assist homeowners, developers, and first-time homebuyers with their financing needs. Programs H-B-1, H-B-2, and H-D-1 commit the City to continuing to support these programs. As seen in Table 7-1, the City received Community Development Block Grant (CDBG) grants in 2020 (\$666,760), 2019 (\$647,714), and 2018 (\$650,001) to provide home rehabilitation loans along with addressing homelessness and assisting low-income and disabled individuals. In 2020, the City received a \$311,140 Permanent Local Housing Allocation (PLHA) grant to assist with the development of affordable housing and to address homelessness. In 2018, the City also received \$500,000 in federal HOME funds to provide loans for first-time homebuyers as well as rehabilitation loans.

The City has an established Housing Rehabilitation Program that provides loans for low-income homeowners, which is administered by the Regional Housing Authority. Since 2013, 15 single-family housing rehabilitation projects were completed in Yuba City. The Regional Housing Authority estimates between 25 and 30 homes can be rehabilitated during the current planning period (ending in 2029). Sixteen first-time homebuyers were assisted with home loans in Yuba City since 2013, and the Regional Housing Authority predicts that between 10 and 12 homebuyers in Yuba City can be assisted in the current planning period. The Housing Authority conducted marketing for the program, including placing flyers in the local utility bill. Currently, there is not a waitlist for either program. CDBG funds have also been used previously to assist with apartment building rehabilitation projects.

**Table 7-1: Grant Funding Received by Yuba City, 2018-2020**

<i>Year</i>	<i>Total Amount</i>	<i>Funding Source</i>	<i>Project</i>
2020	\$310,000	SB 2 GRANT	Housing Element/General Plan Update
2020	\$666,760	CDBG	Homelessness/Rehab Loans/Assist Low Income and Disabled Individuals
2020	\$311,140	PLHA	Assist with Development/Homelessness
2020	\$824,716	CDBG-CV	Prevent, Prepare for, or Respond to COVID-19
2019	\$647,714	CDBG	Homelessness/Rehab Loans/Assist Low-Income and Disabled Individuals
2018	\$650,001	CDBG	Homelessness/Rehab Loans/Assist Low-Income and Disabled Individuals
2018	\$500,000	HOME	Loans for First-Time Homebuyers/Rehab

*Source: Yuba City, 2021*

The City has two COVID-19 related programs:

1. Mortgage Assistance: Provides up to 90 days of mortgage assistance to qualified residents who are behind in mortgage. Funded by the Federal Cares Act – CDBG-CV. Approximately 30-40 households will be assisted.
2. Emergency Winter Shelter Program: Provided funding in winter 20/21 that allowed the emergency winter shelter to be open for additional days and nights. Provided funding to the shelter to cover the COVID-19 costs that have increased operation costs. The program may be used in winter 21/22. Funded by CDBG-CV. Approximate number of people assisted are a nightly average of 23 guests and a total of 110 individual people during the winter season.

## 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 2020 HUD-established fair-market monthly rents for Sutter County are \$838 for studios, \$844 for one-bedroom units, \$1,087 for two-bedroom units, \$1,568 for three-bedroom units, and \$1,908 for four-bedroom units.

The Regional Housing Authority oversees Yuba, Sutter, Colusa, and Nevada Counties with one waitlist for housing vouchers (Section 8). According to an Occupancy Manager for the Voucher Program at the Regional Housing Authority, the waitlist is closed (January 2021). The waitlist is not sorted by current place of residence, so it is impossible to know how many current Yuba City residents are on it. There are 1,751 total vouchers for Yuba, Sutter, Colusa, and Nevada Counties. The Housing Authority does not allocate a specific number of vouchers per county. As of January 2021, 576 vouchers were in use in Yuba City.

Table 7-2 indicates the properties available for rental voucher housing assistance as of December 2020. According to the Regional Housing Authority, there were approximately nine properties participating in Section 8 rental voucher housing assistance in Yuba City. The available properties provide affordable housing to various special-needs groups, including seniors, disabled, and developmentally disabled individuals, and agricultural families/individuals. In addition to the properties listed in Table 7-2, the Regional Housing Authority owns multiple properties in Yuba City for affordable housing opportunities through the Neighborhood Stabilization and Homes2Families programs.

**Table 7-2: Properties Available for Rental Voucher Housing (2020)**

Kingwood Commons	64
Office of Migrant Services	75
Percy Avenue	8
Richland Public Housing	99
Richland Rural Development	190
River City Manor	24
Teesdale Housing	2
Town Center Senior Manor	28
Yolo Heiken	5
<b>Total</b>	<b>495</b>

*Source: Regional Housing Authority, December 2020*

## 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 7-3. 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 7-3: Federal, State, and Private Housing Funding Programs**

<i>Program Name</i>	<i>Description</i>	<i>Eligible Activities</i>
<b>Federal Programs</b>		
Community Development Block Grant (CDBG) Program	The Department of Housing and Urban Development (HUD) awards Community Development Block Grants annually to entitlement jurisdictions and states for general activities, including housing, and economic development activities. HUD also offers various other programs that can be use by the City and nonprofit and for-profit agencies for the preservation of low-income housing units, such as Section 202 and Section 108 loan guarantees. The annual appropriation for CDBG is split between states and local jurisdictions called “entitlement communities.”	Acquisition Rehabilitation Homebuyer Assistance Economic Development Assistance Homeless Assistance Public Services Infrastructure Replacement
HOME Investment Partnerships Program	The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program’s flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees, or other forms of credit enhancement or rental assistance or security deposits.	Acquisition Rehabilitation Homebuyer Assistance Rental Assistance
Housing Choice Voucher (HCV) Rental Assistance (Section 8)	Provides rental assistance payments to owners of market-rate properties on behalf of very low-income tenants.	Rental Assistance
Section 811	Provides grants to nonprofit developers of supportive housing for disabled persons. The grants may be used to construct or rehabilitate group homes, independent living facilities, and intermediate care facilities. The grants may also have a rental assistance component.	Acquisition Rehabilitation New Construction Rental Assistance

<i>Program Name</i>	<i>Description</i>	<i>Eligible Activities</i>
Section 203(k)	Provides fixed-rate, low-interest loans to organizations wishing to acquire and rehabilitate property.	Land Acquisition Rehabilitation Refinancing of Existing Debt
Section 202	Grants to private nonprofit developers of supportive housing for very low-income seniors.	New Construction
Low-Income Housing Tax Credits (LIHTC)	In 1986, Congress created the federal Low-Income Housing Tax Credits to encourage private investment in the acquisition, rehabilitation, and construction of low-income rental housing. Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California legislature created a state low-income housing tax credit program to supplement the federal credit. The state credit is essentially identical to the federal credit, the Tax Credit Allocation Committee allocates both, and state credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas and 10 percent for nonprofit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The targeted units must be reserved for the target population for 55 years.	New Construction
Mortgage Credit Certificate Program	Offers income tax credits to first-time homebuyers. The County distributes the credits.	Homebuyer Assistance
Supportive Housing Program (SHP)	Offers grants to agencies who offer supportive housing and services to the homeless.	Transitional Housing Housing for Disabled Persons Supportive Housing Support Services
Community Reinvestment Act	The Community Reinvestment Act (CRA), enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.	New Construction Rehabilitation Acquisition Support Services Supportive Housing Homebuyer Assistance

<i>Program Name</i>	<i>Description</i>	<i>Eligible Activities</i>
<b>State Programs</b>		
Emergency Solutions Grant	Awards grants to nonprofits for the provision of shelter support services.	Support Services
Multifamily Housing Program (MHP)	Provides loans for new construction, rehabilitation, and preservation of affordable rental housing. Payments on the loans are deferred for a specified period of time.	New Construction Rehabilitation Preservation
CalHOME	Provides grants to local governments and nonprofit agencies for homebuyer assistance, rehabilitation, and new construction. The agency also finances acquisition, rehabilitation, and replacement of manufactured homes.	Homebuyer Assistance Rehabilitation New Construction
California Self-Help Housing Program	Provides grants for the administration of mutual self-help housing projects.	Homebuyer Assistance New Construction Administrative Costs
Emergency Housing and Assistance Program	Provides grants to support emergency housing.	Shelters Transitional Housing
Affordable Housing and Sustainable Communities Program	Provides funding to support infill development projects with the goal of reducing greenhouse gas emissions.	New Construction Rehabilitation
Veterans Housing and Homeless Prevention Program	Provides funding to buy, construct, rehabilitate or preserve affordable multifamily housing for veterans and their families.	Acquisition Construction Rehabilitation Preservation
SB2 – Building Jobs and Homes Act	Provides planning grant funding to jurisdictions for plans and process improvements that will help to accelerate housing production.	Technical Assistance Planning Document Updates
Local Early Action Planning (LEAP) Grants	<p>The Local Action Planning Grants (LEAP), provides over-the-counter grants complemented with technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that:</p> <p>Accelerate housing production</p> <p>Facilitate compliance to implement the sixth-cycle Regional Housing Needs Assessment.</p>	<p>Housing element updates</p> <p>Updates to zoning, plans or procedures to increase/accelerate housing production</p> <p>Pre-approved architectural and site plans</p> <p>Establishing State-defined Pro-housing policies</p> <p><i>See complete list in program materials</i></p>



<i>Program Name</i>	<i>Description</i>	<i>Eligible Activities</i>
No Place Like Home	Through a County application process, provides loans to acquire, develop, preserve, or rehabilitate permanent supportive housing facilities.	Permanent Supportive Housing
Infrastructure Infill Grant	Provides gap financing for infrastructure improvements necessary to support the development of affordable infill housing.	Infrastructure Improvements
Local Housing Trust Fund Program	Provides matching grants to funds provided by Local Housing Trust Funds.	Site Acquisition Site Development Homebuyer Assistance Transitional Housing Emergency Shelter Multifamily Housing
Transit Oriented Development Program	Supports the development of affordable multifamily rental housing near transit stations through low-interest loans.	New Construction Rehabilitation Infrastructure Improvements
<b>CalHFA Programs</b>		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CalHFA loans to homebuyers who receive local secondary financing.	Homebuyer Assistance
Self-Help Builder Assistance Program	Provides lower interest rate CalHFA loans to owner-builders who participate in mutual self-help housing projects. Also provides site acquisition, development financing, and construction financing for self-help projects.	Homebuyer Assistance Site Acquisition Site Development Home Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CalHFA first loans to give eligible homebuyers 100% financing.	Homebuyer Assistance
Extra Credit Teacher Program	Provides \$7,500 silent second loan with forgivable interest in conjunction with lower-interest-rate CalHFA first loans to assist eligible teachers in buying homes.	Homebuyer Assistance
Housing Enabled by Local Partnerships	Provides 3% interest rate loans, with repayment terms up to 10 years, to local government entities for locally determined affordable housing priorities.	Wide Range of Eligible Activities
Predevelopment Loan Program	The California Department of Housing and Community Development (HCD) administers the program, which provides funds to pay the initial costs of developing affordable housing developments. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.	Pre-development

<i>Program Name</i>	<i>Description</i>	<i>Eligible Activities</i>
Multifamily Housing Program	HCD conducts the acquisition and rehabilitation component of the Multifamily Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low interest construction and permanent loans. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.	Rental Acquisition Rental Rehabilitation
Transitional Housing Program for Emancipated Foster/Probation Youth (THP-Plus)	This program provides funds for housing and services for persons who need support services for transition-age youth.	Supportive Housing Foster Care
Special Needs Housing Program	Allows local governments to use Mental Health Services Act (MHSA) funds to finance the development of permanent supportive rental housing.	New Construction Supportive Housing
Home Mortgage Purchase Program	CalHFA sells bonds to raise funds for providing below-market-rate loans to qualifying first-time homebuyers.	Homebuyer Assistance
<b>Local Programs and Private Sources</b>		
Federal Home Loan Bank System	Facilitates affordable housing programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service in California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very-low-income households must occupy at least 20% of the units for the useful life of the housing or the mortgage term.	Acquisition New Construction Rehabilitation
Tax Exempt Housing Revenue Bond	Housing mortgage revenue bonds can be provided, which require the developer to lease a fixed percentage of the units to low-income families at specific rental rates.	New Construction Rehabilitation Acquisition
Federal National Mortgage Association (Fannie Mae)	Fannie Mae offers a variety of mortgages, including traditional fixed-rate, low down-payment for underserved low-income areas, and mortgages that fund the purchase and rehabilitation of a home.	Homebuyer Assistance Rehabilitation
California Community Reinvestment Corporation	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
Freddie Mac HomeOne and Renovation Mortgages	Provides down-payment assistance to first-time homebuyers and second mortgages that include a rehabilitation loan.	Homebuyer Assistance Rehabilitation

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## 8 Program Accomplishments

This chapter assesses the achievements of the 2013–2021 Housing Element, in accordance with state housing law.

### Review of Policies and Implementing Actions

Table 8-1 provides a summary of the City’s progress with regard to implementing programs contained in the 2013–2021 Housing Element, the effectiveness of these programs, and whether the programs will be continued in the 2021–2029 Housing Element.

Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community’s special housing needs. As shown in the Review of Previous Housing Element matrix (Table 8-1), the 2013 - 2021 Housing Element included several programs that addressed housing for chronically homeless and persons with disabilities, housing for extremely low-income households, and farmworker housing. Some of the accomplishments are highlighted below:

- The City approved a new a new, 40-unit apartment complex, New Haven Court, which opened in April 2021. New Haven Court is managed in partnership by Hands of Hope and Sutter-Yuba Behavior Health and provides housing for special-needs populations (chronically homeless and persons with disabilities) earning up to 50% Area Median Income (AMI). The City offered development fee reductions and permitted reduced parking requirements to support the development of the New Haven Court project.
- In January 2021, the City approved a 176-unit affordable apartment complex, Richland Village Project, to house individuals and families for income levels ranging from 30% or below to a maximum of 60% AMI. The City offered reduced development impact fees to support the development of this project.
- The Housing Authority developed a 10-unit farmworker project located in Richland Housing that was completed in 2015. The Housing Authority maintains 190 units of farmworker housing at Richland Farm and an additional 99 beds of migrant worker housing at its Richland Public Housing.

<i>Program</i>	<i>Progress</i>	<i>Continue/Modify/Remove</i>
<p>H-A-1</p> <p>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. This includes continuing to offer Single-Family and Multi-Family Rehabilitation Programs and continuing to partner with a rehabilitation housing consultant to offer the Housing Rehabilitation Program. Conduct a Housing Condition Survey prior to completion of the 6th cycle Housing Element update.</p>	<p>The City met periodically with the Regional Housing Authority’s rehabilitation consultant to target efforts as a part of their ongoing partnership. The Regional Housing Authority continued to offer the Housing Rehabilitation Program for single-family housing. Over the planning period, 15 homes were rehabilitated through the Housing Rehabilitation Program. The City received Community Development Block Grant (CDBG) funding in 2018 (\$650,001), 2019 (\$647,714), and 2020 (\$666,760) to provide rehabilitation loans, among other activities.</p> <p>The City has not received any recent requests to assist with multifamily rehabilitations.</p> <p>In 2018, the City received HOME funds (\$500,000), a portion of which supported rehabilitation loans.</p> <p>The Housing Condition Survey was not completed. The City continues to monitor housing conditions through Code Enforcement and the Building Department.</p>	<p>Continue and update</p>
<p>H-A-2</p> <p>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:</p> <ul style="list-style-type: none"> <li>Amend the zoning code to allow second family residences (second units) ministerially in the R-2 and R-3 zones per state law.</li> </ul>	<p>The City amended the zoning code to allow accessory dwelling units (ADUs; second units) ministerially in the R-2 and R-3 zoning districts to comply with state law.</p>	<p>Modify: City will continue to monitor all state ADU laws and update the zoning code as needed. City will promote ADU construction.</p>

<i>Program</i>	<i>Progress</i>	<i>Continue/Modify/Remove</i>
<p>H-A-3</p> <p>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. SROs are one housing type appropriate for extremely low-income households.</p>	<p>The City has not yet amended the zoning code to allow single-room occupancy (SRO) housing in the C zoning district.</p>	<p>Continue</p>
<p>H-A-4</p> <p>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:</p> <ul style="list-style-type: none"> <li>• Provide density bonuses in accordance with Sections 65915 through 65918 of the California Government Code.</li> <li>• Continue to negotiate alternative development standards such as alternative parking standards, street improvement standards, maximum density, and lot coverage.</li> </ul>	<p>The zoning code allows density bonuses. In 2021, the City approved a multifamily housing project with 176 units through a density bonus. This project, Richland Village, is located on 170 Bernard Drive abutting the Sutter County Airport property. It will include 8 multi-unit buildings with a community center. Staff continues to encourage the development of a diversity of housing types through promoting alternative development opportunities such as density bonuses when they meet with interested developers.</p>	<p>Continue</p>

<i>Program</i>	<i>Progress</i>	<i>Continue/Modify/Remove</i>
<p>H-A-5</p> <p>Develop regulations for condominium conversions that minimize displacement of lower-income residents and prevent the loss of affordable housing units; conversions can be allowable as an opportunity for homeownership for current residents.</p>	<p>The zoning code regulates condominium conversions in accordance with the intent of this program.</p>	<p>Remove</p>
<p>H-B-1</p> <p>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.</p>	<p>The City has continued to apply for HOME and CalHome funding. In 2018, the City received HOME funds (\$500,000), a portion of which supported first-time homebuyer loans. During the planning period, 16 first-time homebuyers were assisted with loans.</p>	<p>Continue</p>
<p>H-B-2</p> <p>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 &amp; 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.</p>	<p>The City continued to work with Regional Housing Authority to expand the use of Housing Choice Vouchers (Section 8) in Yuba City. Through its partnership with the Regional Housing Authority, Yuba City increased housing opportunities for Housing Choice Vouchers. At the time of this update, there are 576 vouchers in use in Yuba City. There were no Article 34 referendum requests made during the planning period.</p>	<p>Continue</p>
<p>H-B-3</p> <p>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.</p>	<p>The City maintained updated lists of affordable units, contacted owners, and worked with nonprofits. The 153 units that were at risk during the 2013-2021 planning period did not convert to market rate. The City continues to monitor the status of affordable units.</p>	<p>Continue</p>

<i>Program</i>	<i>Progress</i>	<i>Continue/Modify/Remove</i>
<p><b>H-B-3 (Continued)</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>		
<p><b>H-C-1</b></p> <p>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.</p>	<p>The Housing Element Land Inventory Map is available at the City's Planning Department and staff are available to discuss infill sites as developers inquire, this is common practice at the City.</p>	<p>Delete</p>



<i>Program</i>	<i>Progress</i>	<i>Continue/Modify/Remove</i>
<p>H-C-2</p> <p>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.</p>	<p>The City annexed 233.1 acres of land from the County and worked with the Sacramento Area Council of Governments (SACOG) to adjust the Regional Housing Needs Allocation (RHNA) as necessary. In the 2013-2021 projection period, the adjustment was 2,679 units. In the 2021-2029 projection period, the adjustment is 3,308 units.</p>	<p>Delete, the County does not have any annexations planned during the 6th cycle projection period.</p>
<p>H-C-3</p> <p>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.</p>	<p>The annexations that took place during the planning period consisted of pre-existing developed properties and did not include any planned affordable housing projects.</p>	<p>Modify to continue to collaborate with Sutter County on joint funding strategies for affordable housing.</p>
<p>H-C-4</p> <p>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.</p>	<p>The City continues to monitor sites to ensure there are sufficient sites to meet the RHNA.</p>	<p>Delete, the city has sufficient sites within the city limits and does not need to monitor sites within the sphere of influence (SOI).</p>

<i>Program</i>	<i>Progress</i>	<i>Continue/Modify/Remove</i>
<p>H-C-5</p> <p>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:</p> <ul style="list-style-type: none"> <li>• Allow affordable projects to exceed the maximum height limits.</li> <li>• Lessen set-backs.</li> <li>• Reduce parking requirements.</li> <li>• The City will also consider offsetting fees (when financially feasible).</li> </ul>	<p>The City did not receive any projects that proposed lot consolidation to develop multifamily development. The City did not hold formal annual meetings with local developers to discuss development opportunities but was and is available to discuss sites upon developer inquiries. The City will continue to encourage lot consolidations and promote incentives to support the development of multifamily housing.</p>	<p>Continue</p>
<p>H-C-6</p> <p>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 with an 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.</p>	<p>The Lincoln East Specific Plan (LESP) area was not annexed during the planning period. Previously anticipated development became financially infeasible due to lack of infrastructure, land processing costs, required phasing and mitigation.</p>	<p>Delete</p>

<i>Program</i>	<i>Progress</i>	<i>Continue/Modify/Remove</i>
<p><b>H-C-6 (Continued)</b></p> <p>The City will amend the LESP to require a minimum density of 20 units per acre and allow residential uses only on enough acres to ensure a minimum of 529 units will be developed on sites zoned medium high density to accommodate the identified shortfall of units affordable to lower-income households.</p> <p>The City has worked with the Sutter County Local Agency Formation Commission (LAFCO) on the proposed annexation and will continue to work with the property owners to move towards annexation of the LESP area.</p> <p>To ensure adequate sites are available throughout the planning period to meet the City’s RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City’s RHNA.</p> <p>The LESP area represents an important opportunity for higher density sites. As part of the inventory monitoring, the City will specifically review progress in annexing these areas annually. If the annexation is not completed, the City will identify and rezone adequate sites to meet the lower-income RHNA by December 31, 2016.</p> <p>The City will report its progress to HCD on an annual basis in its annual reports, pursuant to Government Code Section 65400.</p>		

<i>Program</i>	<i>Progress</i>	<i>Continue/Modify/Remove</i>
<p>H-D-1</p> <p>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.</p>	<p>The City continues to partner with the Regional Housing Authority to provide affordable housing. The City approved a new, 40-unit apartment complex, New Haven Court, which opened in April 2021. New Haven Court is managed in partnership by Hands of Hope and Sutter-Yuba Behavior Health and provides housing for special-needs populations (chronically homeless and persons with disabilities) earning up to 50% Area Median Income (AMI).</p>	<p>Continue</p>
<p>H-D-2</p> <p>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.</p>	<p>The Housing Authority takes the lead on farmworker housing in the City. The City continues to support the Housing Authority's efforts. The Housing Authority developed a 10-unit farmworker project located in Richland Housing that was completed in 2015. The Housing Authority maintains 190 units of farmworker housing at Richland Farm and an additional 99 beds of migrant worker housing at its Richland Public Housing.</p>	<p>Continue</p>

<i>Program</i>	<i>Progress</i>	<i>Continue/Modify/Remove</i>
<p>H-D-3</p> <p>The City will continue to encourage diversity in unit size within multiple-family housing projects and to be proactive in the development of three- and four-bedroom housing units for large families by granting priority funding for projects which include three or more bedrooms.</p>	<p>The City continued to encourage diversity in unit size.</p>	<p>Delete</p>
<p>H-D-4</p> <p>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):</p> <ul style="list-style-type: none"> <li>• “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.</li> <li>• “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</li> </ul>	<p>The City is completing an update to its other General Plan elements and Zoning Code concurrently with this Housing Element update. These definitions will be added as a part of the update process. This program was updated to meet state law requirements.</p>	<p>Continue</p>

<i>Program</i>	<i>Progress</i>	<i>Continue/Modify/Remove</i>
<b>H-D-4 (Continued)</b> <p>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.</p> <ul style="list-style-type: none"> <li>• “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.</li> </ul>		
<b>H-D-5</b> <p>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.</p>	<p>The City currently follows the Fair Housing Act and will continue this program to create model ordinance for reasonable accommodations.</p>	<p>Continue</p>

<i>Program</i>	<i>Progress</i>	<i>Continue/Modify/Remove</i>
<p>H-D-6</p> <p>Continue to offer specific incentives for development of individual or group-care housing affordable to the City’s senior and special needs populations through City-specific density bonuses (in addition to state requirements), reduced parking requirements, and development fee reductions for projects at infill localities.</p>	<p>The City approved a 40-unit apartment complex, New Haven Court, which opened in April 2021 and provides housing to special-needs populations (chronically homeless persons and persons with disabilities) earning less than 50% AMI. The City offered development fee reductions and permitted reduced parking requirements to support the development of the New Haven Court project.</p>	<p>Continue</p>
<p>H-D-7</p> <p>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.</p> <p>Continue to provide notice and information on fair housing rights and responsibilities by providing information at the Development Services 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.</p> <p>Refer known incidents of discrimination in lending practices and the sale or rental of housing to US Department of Housing and Urban Development (HUD), California Department of Fair Employment and Housing, and California Department of Consumer Affairs and/or California Rural Legal Assistance for action.</p>	<p>Through its partnership with Regional Housing Authority, Yuba City distributes information on fair housing in English, Spanish, and Punjabi to organizations that work with the general public and represent the building and real estate agencies. The Regional Housing Authority conducts annual fair housing events to raise awareness of fair housing issues. The City complies with fair housing law regarding complaints by referring fair housing cases to the United States Department of Housing and Urban Development’s (HUD’s) Office of Fair Housing and Equal Opportunity (FHEO), the California Department of Fair Employment and Housing (DFEH) and nonprofit organizations such as California Rural Legal Assistance (CRLA). Yuba City has not tracked how many cases were referred during the previous planning period but will continue to refer fair housing cases.</p>	<p>Revise to address AB 686/continue</p>

<i>Program</i>	<i>Progress</i>	<i>Continue/Modify/Remove</i>
<p>H-D-8</p> <p>The City will work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for seniors, large families, female headed households, female-headed households with children, persons with disabilities and developmental disabilities, extremely low-income households, 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, as appropriate, the City will apply or support others' applications for funding under state and federal programs designated specifically for special needs groups and other lower-income households such as seniors, persons with disabilities, extremely low-income households, and persons at risk for homelessness.</p>	<p>The City approved a 40-unit apartment complex, New Haven Court, which opened in April 2021 and provides housing to special-needs populations (chronically homeless persons and persons with disabilities) earning less than 50% AMI. The City offered development fee reductions and permitted reduced parking requirements to support the project.</p> <p>In January 2021, the City approved a 176-unit affordable apartment complex, Richland Village Project, to house individuals and families earning up to 60% AMI. The City offered reduced development impact fees to support the development of this project.</p>	Continue
<p>H-D-9</p> <p>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.</p>	<p>The City currently allows for farmworker housing and will amend their zoning code to meet state law.</p>	Continue



<i>Program</i>	<i>Progress</i>	<i>Continue/Modify/Remove</i>
<p>H-E-1</p> <p>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 Development Services Department counter and on the City's website, and feature energy conservation as an important part of the annual Housing Fair.</p>	<p>The City developed marketing material through the Sutter-Butte Energy Program to provide energy conservation to community members from 2013 to 2017. The marketing materials were included with water bills, provided as counter brochures, and promoted in a social media campaign. Additionally, the City distributed energy conservation information at multiple annual events, including the Yuba-Sutter Fair, Downtown Summer, and Winter Stroll.</p>	<p>Continue</p>
<p>H-E-2</p> <p>Encourage participation in PG&amp;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 Development Services Department counter, on the City's web site, and at the annual Housing Fair.</p>	<p>Through its participation in the Local Governments Partnership with PG&amp;E and the Sutter Buttes Energy Watch, the City encouraged participation in PG&amp;E's Community Resource Project Inc., home energy audits, weatherization, and minor home repair programs. Marketing materials were included in water bills, provided as counter brochures, and promoted in social media campaigns. Additionally, the City distributed weatherization information at multiple annual events, including the Yuba-Sutter Fair, Downtown Summer, and Winter Stroll.</p>	<p>Combine with H-E-1</p>

## 9 Housing Program Schedule, 2021-2029

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**      **Conservation of Existing Housing.** 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. This includes continuing to offer Single-Family and Multifamily Rehabilitation Programs and continuing to partner with a rehabilitation housing consultant to offer the Housing Rehabilitation Program. The City will explore the feasibility of allowing the Owner Occupied Rehabilitation Program to pay for solar panels for low-income households, particularly seniors. Additionally, the City will meet with the Regional Housing Authority to identify and apply for funding opportunities to provide relocation assistance to residents at risk of displacement due to rehabilitation needs. The City will collaborate with the Housing Authority to target efforts in the rehabilitation assistance programs in areas of concentrated poverty, particularly in low resource areas, to reduce displacement risk for lower-income households due to housing condition or cost of repairs. The City will provide marketing materials in languages other than English, as needed. The City will create a program to prevent displacement and mitigate relocation impacts as a result of code enforcement activities.

Responsible Agency:      Development Services Department

Timeline:      Meet annually with rehabilitation housing consultant regarding the Housing Rehabilitation Program. Develop the code enforcement program that mitigates displacement and relocation impacts on residents within one year of the adoption of this Housing Element.

Funding/Resources:      General Fund, Permit Fees, Community Development Block Grant (CDBG)

Quantified Objective:      Support 30 rehabilitated units through housing rehabilitation programs and conserve 120 homes where maintenance is completed as a result of code enforcement efforts.

**H-A-2**

**Accessory Dwelling Units.** Continue the City’s policy that allows for accessory dwelling units (ADUs) 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 ADUs and Junior ADUs (JADUs) in all zones where residential structures are allowed (R-1, R-2, R-3, C-1, C-2, C-3 and C-O), in accordance with Assembly Bill (AB) 2299 and Senate Bill (SB) 1069. The City will also promote ADU construction through informational brochures on the permitting process and benefits of second unit development that will be available at City buildings and on the City’s website. The City will identify and offer incentives for ADU development. The City will provide preapproved ADU plans. The City will emphasize the benefits of ADUs to property owners in high resource areas to encourage construction in these areas to improve mobility options for lower-income households and to increase housing supply to meet shortages of affordable units and housing overall as a result of displacement due to the Camp Fire. The intent of increasing the supply of ADUs is to aid in reducing displacement risk due to housing supply and costs.

Responsible Agency: Development Services Department

Timeline: Update the Zoning Code to comply with state law within one year of Housing Element adoption; develop informational materials by March 2022.

Funding/Resources: General Fund.

Quantified Objective: 40 ADUs produced during the planning period.

**H-A-3**

**Facilitate a Variety of Housing Types.** 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 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, with a special emphasis on high opportunity areas, 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 increased height limits, alternative parking standards, street improvement standards, maximum density, and lot coverage.
- The City will encourage construction of affordable housing at a range of densities throughout the city to combat the concentration of lower-income households downtown, improve housing mobility opportunities, and increase the supply of subsidized units in high resource areas.

Responsible Agency: Development Services Department

Timeline: Meet annually with developers to discuss barriers to constructing varied housing types; provide incentives as projects are proposed.

Funding/Resources: General Fund

- H-A-4 Infrastructure Provision and Financing.** Minimize infrastructure costs for residential development by identifying infrastructure needs and available sources of funding for infrastructure improvements. The City will analyze existing and potential infrastructure financing measures for their ability to meet infrastructure needs without an adverse impact to housing costs and identify and apply for state or United States Department of Agriculture (USDA) infrastructure funding programs to support improvement efforts. The City shall monitor the cost of infrastructure and associated fees on development to determine whether they impact the production of housing and will develop a strategy to reduce costs for developers, if needed. The City will focus the implementation of this program in areas of concentrated poverty. The City will continue to implement its water fees financing program which provides a method for customers to have the connection and extension fees added to their property taxes as a lien over a 10-year period, along with interest and administrative fees.
- Responsible Agency: Development Services Department
- Timeline: Annually evaluate measures and apply for at least three funding sources, as Notices of Funding Availability (NOFAs) are released. As applications are processed through the Development Services Department
- Funding/Resources: USDA grants, General Fund
- H-A-5 Permit Streamlining Process.** The City will establish a written policy or procedure and other guidance as appropriate to specify the Senate Bill (SB 35) streamlining approval process and standards for eligible projects, as set forth under California Government Code Section 65913.4.
- Responsible Agency: Development Services Department
- Timeline: Develop streamlining process within one year of Housing Element adoption.
- Funding/Resources: General Fund, permit fees
- H-A-6 Density Bonus.** The City will codify the City’s density bonus ordinance in compliance with the state’s density bonus law (Government Code Section 65915, as revised) and will continue to offer specific incentives for the development of individual or group-care housing affordable to seniors and special-needs population through City-specific density bonuses, reduced parking requirements, and development fee reductions for projects in infill locations. The City will promote the availability of density bonuses to affordable housing providers to increase supply of subsidized units and will work with developers to identify sites for high density affordable housing in high resource areas outside of downtown.
- Responsible Agency: Development Services Department
- Timeline: Codify the density bonus ordinance within one year of adoption of the Housing Element; offer City-specific density bonuses as eligible projects are submitted.
- Funding/Resources: General Fund, permit fees
- Quantified Objective: 88 units are expected to be created through density bonuses.

**H-A-7 SB 2 Implementation.** As part of the City’s SB 2 grant workplan, the City plans to complete focused work related to the minor update of the City’s General Plan to align it with current state laws. The update to the General Plan will help the City to establish, adopt, and implement objectives and policies to promote development of more by-right housing and sustainability.

The City plans to use SB 2 funding to further the following tasks related to the General Plan update:

- Community outreach and study sessions to identify updates and policy changes to be addressed.
- Preparation of a background report of existing conditions.
- Update all required elements of the General Plan to meet new state law requirements.
- Review the City’s zoning code to identify immediate and future changes.
- Conduct an environmental analysis and adopt a Supplemental EIR.

Responsible Agency: Development Services Department

Timeline: Complete the General Plan Update, Zoning Code Update, Environmental Analysis, and Public Outreach by July 2022.

Funding/Resources: SB 2 Grant

**H-A-8 Objective Design Standards.** As described in Section 6, Constraints, to comply with Government Code Section 65589.5, the City will update subjective design guidelines with objective standards, ensuring a balance between predictability for housing development applicants and flexibility in design choices. Objective design standards are defined in Government Code Sections 65913.4 and 66300(a)(7) as standards that “involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.”

Responsible Agency: Development Services Department

Timeline: Complete Objective Design Standards by July 2022.

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 First-Time Home Buyers Program.** The City will continue to apply for additional funding, as funding becomes available, to support the Regional Housing Authority’s First-Time Home Buyer Program to encourage and facilitate the purchase of affordable housing units by low-income households. To assist low-income first-time home buyers to be purchase ready, the City will promote the free HUD-certified homebuyer courses that are offered locally. The City will provide materials in languages other than English, as requested. To encourage housing mobility, the City will collaborate with the Housing Authority to encourage use of the program in areas of high opportunity and resources and will assist first time home buyers in locating housing in high resource areas. Also, as a part of Program H-F-1, the City will support non-profit organizations in their efforts to

combat lending practices that disproportionately impact people in protected classes including race, color, national origin, religion, sex, age, or disability.

Responsible Agency: Development Services Department

Timeline: Apply for funding annually.

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

Quantified Objective: Assist 12 first-time home buyers

## H-B-2

**Housing Choice Voucher Program.** 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 and 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. Additionally, the City will direct residents of “at risk” units to obtain Section 8 vouchers to assist with connecting them with housing opportunities throughout Yuba City.

As City resources allow, to enhance housing mobility and access to higher opportunity areas, the City will:

- Conduct outreach to property managers in high resource areas with a low percent of vouchers to provide education on source of income discrimination and voucher programs and to encourage them to accept Section 8 assistance.
- Compile information on organizations that provide pre- and post-move services to voucher holders.
- Collaborate with high performing school districts to attract a diversity of staff to serve lower income students particularly in low resource areas with high rates of diversity.
- Encourage collaboration between local governments and community land trusts as a mechanism to develop affordable housing in higher-opportunity areas.
- Post information on the City’s website, including City-wide affordable rental registries

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

Timeline: Annually and ongoing.

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

Quantified Objective: Conserve 576 Section 8 vouchers in use in Yuba City.

## H-B-3

**At-Risk Housing Units.** State law requires jurisdictions to provide a program in their housing elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. Units that are considered “at-risk” are subsidized low-income housing projects whose subsidized contract expires within 10 years, putting the units at risk of being converted to market-rate and being lost as affordable housing. While there are no units whose contract is set to expire within 10 years, the Sutter Village and Live Oak Apartments have Section 8 contracts that require annual review and are therefore considered “at-risk.” Given this, there are 109 units at risk of conversion to market rate during the 2021-2029 planning period.

The City will continue to regularly refer to the list that the Housing Authority maintains of all dwellings within the city that are subsidized by government funding or low-income housing developed through local regulations or incentives and that the City will contact all property owners within three years of affordability expiration to discuss the City's desire to preserve complexes as affordable housing and ask them to provide at least two years' notice prior to the conversion of any units for lower-income households to market-rate units. Participation from agencies interested in purchasing and/or managing at-risk units will be sought. Coordinate with owners of expiring subsidies to ensure tenants receive the required notices at 3 years, 6 months, and 12 months, per state law. The City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law. The City shall contact entities such as California Rural Legal Assistance (CRLA) to assist renters.

If the City learns of any unexpected potential conversions or changes in ownership, the City will take the following actions:

- Meet with the owners (or their representatives) of the subsidized rental housing developments that are facing unexpected risk to the affordable units in a timely fashion, to discuss their plans for maintaining, converting, or selling their properties. If any of the owners indicate that the affordability of the units is at risk of conversion to market rate housing or that the owner intends to sell the property, the City will seek to facilitate the acquisition of the property by another for-profit or nonprofit entity to preserve the rental units as affordable housing. The City will not take part directly in negotiations regarding the property but will apply for state or federal funding on behalf of an interested nonprofit entity, if necessary, to protect the affordability of the rental units. The City will request that the property owners provide evidence that they have complied with state and federal regulations regarding notice to tenants and other procedural matters related to conversion, and the City will contact HUD, if necessary, to verify compliance with notice requirements.
- Work with the Housing Authority to ensure that low-income tenants displaced as a result of a conversion receive priority for federal housing vouchers.
- Ensure that tenants are adequately notified throughout the preservation/acquisition process as to the status of their housing units, impacts of the ownership change or preservation process on occupancy and rents, their rights and responsibilities as tenants, and who to contact with questions or concerns. The City will work with the responsible entity (whether the existing property owner, the Housing Authority, a nonprofit entity, or a new for-profit entity) to distribute information and conduct tenant meetings, as needed, to keep residents informed of the preservation process, tenant options, and what to expect once the process has been completed.

Responsible Agency: Development Services Department

Timeline: Annually and ongoing.

Funding/Resources: General Fund and CDBG

Quantified Objective: Conserve 149 low-income rental units, especially the 109 units at Sutter Village and Live Oak Apartments that have Section 8 contracts that require annual review.

## 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**      **Regional Approach to Affordable Housing.** To continue to meet affordable housing needs, the City will work with Sutter County to assist in obtaining funding for any planned affordable housing projects and develop joint funding strategies to subsidize and support the construction of affordable housing.

Responsible Agency:    Development Services Department

Timeline:                Apply for funding as annexations occur.

Funding/Resources:    General Fund

**H-C-2**      **Lot Consolidation for Multifamily Development.** To ensure that there is a sufficient supply of multifamily zoned land to meet the City's Regional Housing Needs Allocation (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. Although the City is not relying on small sites to meet any of the lower-income RHNA, the City recognizes the importance of encouraging lot consolidations to facilitate development. The City will encourage lot consolidation in high opportunity areas. 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:    Development Services Department

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

Funding/Resources:    General Fund

**H-C-3**      **Residential Demolitions.** To mitigate the loss of affordable housing units, new housing developments shall be required to replace all affordable housing units lost due to new development. In accordance with Section 65583.2 subdivision (g), the City will also require replacement housing units subject to the requirements of Government Code, Section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to:

- Non-vacant sites
- Vacant sites with previous residential uses that have been vacated or demolished.



The City will review options for expanding this program to address displacement in vulnerable areas and will consider implementing additional actions under this program.

Responsible Agency: Development Services Department

Timeline: Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed, 2021–2029.

Funding/Resources: General Fund

#### **H-C-4**

**Water and Sewer for Lower-Income Housing.** In compliance with Chapter 727, Statutes of 2004 (SB 1087), upon completion of the adopted Housing Element, the City will immediately deliver the Housing Element to local water and sewer providers, along with a summary of its regional housing needs allocation. A local government is responsible for immediately distributing a copy of the element to area water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.

Responsible Agency: Development Services Department

Timeline: Within one month of adoption of the Housing Element.

Funding/Resources: General Fund

#### **H-C-5**

##### **Residential Uses in Non-Residential Land Use Designations.**

To increase flexibility in where and how residential uses are allowed, and thus increase mobility opportunities, the City will take a variety of actions. Including:

- The City will remove the Use Permit requirement for multifamily development in the C-1 and C-O zones.
- Currently, live/work residential uses are permitted in the General Plan Office and Office Park land use designations. The City commits to updating the General Plan and zoning code to allow additional residential uses in these areas.
- Currently, residential uses are allowed in commercially designated areas if they are above a business. The City will update the General Plan and zoning code to provide greater flexibility in developing residential uses in one or more commercial zones, including allowing a building with all residential uses to occupy a portion of sites and by allowing sites to be developed with projects that are 100 percent residential uses.
- The City will provide incentives for mixed use and residential development in areas with non-residential land uses including offering expedited review process, density bonus, fee deferrals or reductions and modifications to setback, parking and height requirements. To encourage mixed use and residential development in areas with non-residential land uses, the City shall also provide outreach to attract and support affordable housing developers in the City, including developers of senior housing, extremely low-income units, and permanent supportive housing for persons with disabilities and developmental disabilities. The City will monitor the effectiveness of its efforts to offer incentives to developers. If this program is not effective, the City will immediately implement alternative strategies such as incorporating feedback from developers on how to better encourage residential

development, as well as, considering residential performance standards and rezoning and redesignating sites to residential.

- The City will increase allowable heights in the C-1 zone to remove barriers to residential development.

Responsible Agency: Development Services Department

Timeline: Determine whether to expand residential uses and provide greater flexibility for residential development in commercial areas as part of the General Plan amendment process; amend the General Plan and zoning code to allow these uses, if needed, by July 2023. Conduct outreach to developers to promote residential development in non-residential zones and land use areas annually.

Funding/Resources: General Fund

#### **H-C-6 Residential By-Right for Developments with 20% Affordable**

To comply with AB 1397, sites with APNs 51-540-039, 51-062-010, 51-040-011 in the land inventory in this 6th cycle Housing Element shall be allowed to be developed for residential use by-right, in accordance with Government Code 65583.2(c). This by-right (without discretionary review) requirement is only for housing developments in which at least 20 percent of the units are affordable to lower-income households. The application of the requirement should not be used to further constrain the development of housing. As such, housing developments that do not contain the requisite 20 percent would still be allowed to be developed according to the underlying (base) zoning. APNs 51-540-039, 51-062-010, 51-040-011 are currently zoned R-3, which does not require a Use Permit for multifamily housing development.

Responsible Agency: Development Services Department

Timeline: By May 15, 2024

Funding/Resources: General Fund

#### **H-C-7 2013-2021 and 2021-2029 Regional Housing Need**

In order to meet state law requirements (Government Code Sections 65583(c)(1)(A) and 65583(c)(1)(B)) to address the 2013–2021 and 2021-2029 RHNA and to ensure a sufficient selection of sites are available for higher density development, the City shall amend the General Plan and the Zoning Codes, as needed, and as detailed in Chapter 5 provide adequate sites for 208 lower income units at a minimum of 20 dwelling units per acre on certain sites or in certain zones. The City will redesignate/rezone a minimum of 10.4 acres to Medium/High Density Residential - R-3 to meet this need. The sites redesignated/rezoned will allow up to 36 units per acre. At the minimum density of 20 units per acre, the redesignated/rezoned 10.4 acres would yield 208 units. At a realistic capacity of 25 units per acre, the redesignated/rezoned 10.4 acres could accommodate 260 units. The redesignated/rezoned sites must allow owner-occupied and rental multifamily housing “by right” without discretionary review if 20 percent or more of the units in a project proposed on the site are affordable to those with lower incomes. The redesignated/rezoned sites must be able to accommodate a minimum of 16 units per site. At least half (50 percent) of these sites shall be designated/zoned for residential uses only, except that all of the very low and low-income housing need may be accommodated on sites designated for mixed uses if those sites allow 100 percent residential use and require that residential uses occupy 50 percent of the total floor area of a mixed-use

project. The applications can be subject to design review as long as the project does not trigger the CEQA review process. Water, sewer and dry utilities are either already available at sites that will be rezoned or the City will plan for extensions so that services will be available as needed.

Responsible Agency: Development Services Department

Timeline: Specific sites will be rezoned prior to May 15, 2022

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**     **Partner with Housing Advocates.** Continue and expand, where feasible, partnerships with for-profit or nonprofit housing organizations, including the Regional Housing Authority, to provide affordable housing for special-needs groups, including but not limited to low, very-low and extremely-low-income households. Consider contracting with additional organizations to provide housing services and information for special-needs groups within the City. Work with service providers so that City staff can to engage directly with their clients to hear firsthand the needs of the residents in Yuba City. Meet with organizations to identify sites for affordable housing in high resource areas and provide technical assistance, when requested, in identifying funding to subsidize units. Increasing the supply of affordable housing and focusing this development in high resource areas will combat concentrations of lower-income households that currently exist in downtown and will provide opportunities for housing mobility.

Responsible Agency: Development Services Department

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

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

Quantified Objective: Assist other agencies and nonprofits in providing financial assistance and affordable housing for at least eight lower-income households.

**H-D-2**     **Farmworker Housing.** 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 to 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. The City will provide priority processing for applications that include 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: Development Services Department

Timeline:

- Within two years of the adoption of the Housing Element for the development of a list in cooperation with Sutter County of farmworker housing sites.
- Within two years of the adoption of the Housing Element 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

**Facilitate Construction of Special-Needs Housing.** The City will remove barriers for special-needs groups, including but not limited to low, very-low and extremely-low-income households, by amending the zoning code to address the following:

- **Transitional and Supportive Housing.** Allow 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. Additionally, permit supportive housing by right in any non-residential or mixed-use zone that permits multifamily (AB 2162, Government Code Section 65583(c)(3)).
- **Reasonable Accommodation.** In compliance with Government Code Section 65583(c)(3), the City will develop and formalize a process that a person with disabilities will need to go through to make a reasonable accommodation request to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Department of Housing and Community Development (HCD). This information will be available through postings and pamphlets at the City and on the City's website.
- **Employee Housing.** 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 (Health and Safety Code 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. Add a definition for employee housing to the zoning code.
- **Single-Room Occupancy Units.** Allow single-room occupancy (SRO) housing without a use permit in commercial zones, as other residential uses are regulated in the City's zoning code (Government Code Section 65583(c)(1)).

- **Factory Built and Mobile Homes.** Allow Factory Built and Mobile Homes as a principally permitted use in the R-1 zone, per Government Code Section 65852.3.
- **Emergency Shelter Parking.** The City will review and revise parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the M-1 district, per Government Code Section 65583(a)(4).
- **Low-Barrier Navigation Centers.** Allow low-barrier navigation centers, a type of emergency shelter with wrap-around services, homeless persons by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses, per Government Code Section 65662.
- **Definitions.** Add 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: Development Services Department

Timeline: Amend the Zoning Ordinance within one year following adoption of the Housing Element.

Funding/Resources: General Fund

#### **H-D-4**

**Residential Care Facilities.** 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. Additionally, the City will explore amending provisions in the Zoning Ordinance to define and allow residential care facilities for seven or more persons only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Responsible Agency: Development Services Department

Timeline: Ongoing, as projects are processed through the Development Services Department. Identify if barriers exist to development of residential care facilities for seven or more persons and amend the Zoning Ordinance, if needed, within one year of adoption of the Housing Element.

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

**H-D-5**      **Housing for Special Needs Groups.** The City will work with housing providers to ensure that special housing needs and the needs of low, very-low and extremely-low-income households are addressed. 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, as appropriate, the City will apply or support others' applications for funding under state and federal programs designated specifically for special-needs groups and other lower-income households, such as seniors, persons with disabilities, extremely low-income households, and persons at risk for homelessness.

Responsible Agency: Development Services Department

Timeline: Seek funding opportunities beginning in 2021-2022 and annually thereafter; 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-6**      **Assistance for Persons with Developmental Disabilities.** The City will work with the Alta California Regional Center to implement an outreach program that informs families within Yuba City about housing and services available for persons with developmental disabilities. The program could include developing an informational brochure, posting information about services on the City's website, and/or providing housing-related training for individuals/families through workshops. The City will explore integrated housing opportunities.

Responsible Agency: Development Services Department

Timeline: Develop an outreach program and meet with Alta California Regional Center to coordinate implementation within two years of adoption of the Housing Element.

Funding/Resources: General Fund

## Energy Efficiency

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

**H-E-1**      **Energy Efficiency.** The City will promote energy efficiency in existing housing and new development by:

- Incorporating energy conservation measures as an integral part of housing rehabilitation programs.
- Provide free information to residents on energy conservation and available programs at the Development Services Department counter and on the City's website, and feature energy conservation as an important part of the annual Housing Fair.
- Encourage participation in Pacific Gas and Electric Company's (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.
- Provide brochures of information on PG&E programs at the Development Services Department counter, on the City's website, and at the annual Housing Fair.

Responsible Agency:    Development Services Department

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

Funding/Resources:      CDBG, state-administered HOME

## Equal Housing Opportunity

**Policy H-F**      **Encourage efforts to eliminate housing discrimination on the basis of age, race, sex, religion, age, marital status, national origin, family size, disability, or other potential barriers.**

**H-F-1**      **Affirmatively Furthering Fair Housing.** Implement the City's Analysis of Impediments to Fair Housing Choice (AI), adopted in 2020, to address disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, sex, national origin, familial status, disability, gender, gender identity, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information as protected categories by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

The City also identified barriers to fair housing through the Fair Housing Assessment (see Section 4, *Assessment of Fair Housing*). Specific actions the City may take to address the identified barriers, and foster an inclusive community, include:

- Implement Programs H-A-1 and H-A-2 to affirmatively further fair housing, including targeting community revitalization through place-based programs, enhancing mobility between neighborhoods, and developing strategies to reduce displacement risk in areas with a higher concentration of lower-income households and overpayment (e.g., Programs H-B-1, H-B-2, H-D-1) and facilitating affordable housing in high opportunity areas (e.g., Programs H-A-2, H-A-3, and H-C-5).
- Support non-profit organizations in their efforts to combat lending practices that disproportionately impact people in protected classes including race, color, national origin, religion, sex, age, or disability. Meet with non-profits annually.

- Include residents from areas of concentrated poverty to serve on boards, committees, task forces and other local government decision-making bodies each time a vacancy is filled.
- Each time a housing project is proposed that may influence a particular group or neighborhood, the City will make efforts to distribute information on the project to ensure that the group or neighborhood is made aware of the project and the process and has the opportunity to respond.
- Incentivize construction of multiple-family housing with three- and four-bedroom units for large families by prioritizing projects that include three or more bedrooms and providing incentives, such as fee waivers when funding is available, deferrals, or reduced parking on a project-specific basis.
- As complaints or inquiries are received, continue to refer fair housing matters to HUD's Office of Fair Housing and Equal Opportunity (FHEO), and the California Department of Fair Employment and Housing (DFEH), and nonprofit organizations such as California Rural Legal Assistance (CRLA).
- Meet biannually with fair housing enforcement organizations and agencies to identify any patterns or dominant fair housing issues in the city and discuss strategies to address these.
- By December 2021, make materials on fair housing laws available at public locations, such as the library, grocery stores, and City Hall. Update materials annually, or as needed.
- Ensure non-English-speaking applicants have access to programs through advertising and outreach, including accommodation for translation services.
- Ensure that City-funded activities are disbursed throughout the city limits, avoiding concentrations in any particular census tract.
- Apply annually for funding to actively reinvest in the most dilapidated areas of the city.
- Provide biannual training to landlords on fair housing laws, responsibilities, and avoiding discriminatory practices.
- Meet with Yuba City Unified School District by October 2022 to discuss strategies to develop a teacher incentive program to attract and retain high-quality teachers.
- Promote Sutter County's CalWorks Program through making informational materials available at City buildings and meetings by May 2022 to improve access to employment training, assistance, and job opportunities.
- Within one year of adoption of the Housing Element, create programs to prevent and mitigate displacement:
  - Create a rent stabilization program beyond what is required by California Civil Code 1946.2
  - Create a just cause eviction program to improve tenant stability beyond what is required by California Civil Code 1946.2.
- See also Program H-B-2 for efforts to enhance housing mobility.



Responsible Agency: Development Services Department  
Timeline: Refer to each strategy in the program for specific timelines.  
Funding/Resources: General Fund, CDBG  
Quantified Objective: Prevent the displacement of 30 lower-income households and enhance the mobility of 10 lower-income households (preservation objective).

# 10 Quantified Objectives

## 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 through a combination of quantified objectives identified in the Housing Program Schedule of this Housing Element (Chapter 8). The quantified objectives in the Housing Program Schedule will result in approximately 1,211 new, lower-income affordable housing units, of which, 378 will be affordable to extremely low-income households, 378 affordable to very low-income households, and 455 affordable to low-income households. Another 30 units of affordable housing will be assisted through housing rehabilitation, all of which will be affordable to low-income households. Conservation of affordable units through supportive housing assistance is estimated to assist 121 households, of which, 115 will be affordable to low-income households and 6 will be affordable to moderate-income households.

Table 10-1 summarizes the quantified objectives for the 2021-2029 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 10-1: Quantified Objectives for the Housing Element Program, 2021-2029**

<i>Income Category</i>	<i>New Construction<sup>2</sup></i>	<i>Rehabilitation<sup>1</sup></i>	<i>Conservation/ Supportive Housing Assistance<sup>3</sup></i>	<i>Total</i>
Extremely Low	378	0	0	378
Very Low	378	0	80	458
Low	455	30	880	1,365
Moderate	622	0	46	668
Above Moderate	1,475	0	0	1,475
<b>Total</b>	<b>3,308</b>	<b>30</b>	<b>1,006</b>	<b>4,344</b>

Notes:

<sup>1</sup> See Program H-A-1. Estimates 30 low-income homes rehabilitated

<sup>2</sup> The 40 accessory dwelling units under the objective for Program H-A-2, 88 units as a result of density bonuses under Program H-A-6, and the 8 lower-income units under the objective for Program H-D-1 are included in this total new construction objective.

<sup>3</sup> Six low-income and six moderate-income units under the objective for Program H-B-1. Program H-A-1 estimates 40 very low income, 40 low income, and 40 moderate income units conserved. Program H-B-2 estimates conserving 576 Section 8 vouchers. Program H-B-3 estimates conserving affordability on 40 very low income households and 109 low income households. Program H-F-1 estimates 40 lower-income households conserved.

Source: City of Yuba City, 2021

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# Appendix I.

## Public Participation

See Section 2 for more details on the feedback received during the public participation activities.

The City of Yuba City held a study session with the Planning Commission on April 28, 2021, to solicit public input and encourage public participation in the 2021–2029 Housing Element update.

Announcements were published in the Appeal-Democrat, as well as, on the City’s social media accounts and website. Email notification of the meeting was sent to 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. The Public Review Draft Housing Element was released on May x, 2021. Everyone listed below was sent invitations to the April 28, 2021, study session and a notification upon the release of the Public Review Draft.

### Planning Commission Members:

- Michele Blake
- John Shaffer
- Lorie Ann Adams
- Jackie Sillman
- Stacy Brookman
- Bhavin Singh Dale
- Richard Doscher

### City Council Members:

- Marc Boomgaarden
- Grace Espindola
- David Shaw
- Wade Kirchner
- Shon Harris

### Other Interested Parties:

- Sutter County, Sutter County Administration
- Doug Libby, Sutter County Planning
- Jeff Williams, Sutter County Environmental Health
- Kevin Yount, Caltrans
- Todd Retzloff, Sutter County Assessor
- Shannon Chaffin, City Attorney
- KUBA Radio

- Robert Shemwell
- Pete Davis, Yuba City Unified School District
- Lisa Bush
- Kevin Bradford
- Pat Kernan
- Keith Martin
- Adam Hansen
- Tom Tucker
- Neal Hay, Sutter County Development Services / Airport
- Nima Kabirinassab
- Jesse Frias, Fire Marshall
- Sharon Lydon
- Steve Miller
- Steve Smith, Sutter County CAO
- John McCorkle
- Jean Woolf
- Sean Minard, MHM Engineering
- Deborah McKee, CA Dept of Transportation, District 3
- Penny Lauseng, Marysville Joint Unified School District
- Manny Cardoza
- Darleen G. Mendez, CalTrans - Transportation Planner

## **Stakeholder Consultations**

These stakeholders participated in one-on-one interviews to provide input on the 2021–2029 Housing Element update. They will also be sent notices for the study session with the Planning Commission on April 28, 2021, and the release of the Public Review Draft.

- St. Andrews Presbyterian Church, November 2020
- Kevin Carlson, Twin Cities Rescue Mission, November 2020
- Mike Nichols, Central Valley Homeless Assistance Veterans Program, November 2020
- Rick Millhollin, Hands of Hope, November 2020
- Johnny Burke, Sutter-Yuba Homeless Consortium, December 2020
- Alisha Parker, Pattra Runge, Maria Conrique, and Beckie Flores, Regional Housing Authority for Sutter & Nevada Counties, December 2020 – February 2021
- Jessica Hiller, California Rural Legal Assistance, December 2020

- John Decker, Alta California Regional Center, February 2021
- Mark Shlutsmeyer, Sutter-Yuba Mental Health Services, March 2021
- Ana Orgen, FREED Center for Independent Living, March 2021

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## Appendix II. 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 percent 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 California 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 municipality of the City of Yuba City; when used with a lowercase "c" it means any other city or geographic limits of Yuba 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 California Department of Housing and Community Development for non-entitled jurisdictions.

**Regional Housing Authority of Sutter and 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 lowercase “c” it means any other county geographic limits of Sutter County.

**Dedication, In lieu of:** Cash payments that 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 of California 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.

**Developable Land:** Land that 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 or business that 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 that 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 that 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 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 were 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 that administers housing programs, such as Section 8, in conjunction with a local government. In Sutter County, the Regional Housing Authority of Sutter and Nevada Counties works with the County and the City of Yuba City.

**Housing Element:** One of the seven State of California-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 multifamily dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under California 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 an 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 or 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' Administration (VA) payments, unemployment compensation, child support, or alimony.

**Infill Development:** Development of vacant land (usually individual lots or left-over properties) within areas that 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.

**Nonfamily 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 that 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 (RHNA):** 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 that 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 percent 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 “Senior Congregate Care Facility.”)

**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 as 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 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 Section 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 buildings 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. Sometimes referred to as 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 that 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 of California'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 for 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 that sets forth minimum standards for construction.

**Vacancy Rate:** The percentage of housing units that 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 that 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.

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## Appendix III. Qualified Entities

### ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM PURSUANT TO GOVERNMENT CODE SECTION 65863.11

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
LOS ANGELES	Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/28/08	5/19/99
ORANGE	Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/28/08	5/19/99
VENTURA	Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	X	9/28/08	5/19/99
SAN DIEGO	Long Beach Affordable Housing Coalition, Inc.	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/28/08	5/19/99
SANTA BARBARA	Long Beach Affordable Housing Coalition, Inc.	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/28/08	5/19/99
CALAVERAS	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-8811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
CONTRA COSTA	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-8811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
FRESNO	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-8811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
MADERA	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-8811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
MERCED	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-8811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
PLACER	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-8811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SACRAMENTO	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-8811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SAN JOAQUIN	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-8811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SOLANO	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-8811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
STANISLAUS	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-8811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
TUOLUMNE	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-8811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
YOLO	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-8811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
CONTRA COSTA	East Bay NHS	2320 Cutting Blvd	Richmond	CA	94804	(510) 237-6459			(510) 237-6482	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
CONTRA COSTA	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700			(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
CONTRA COSTA	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700			(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
RIVERSIDE	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700		<a href="mailto:zzcheap@aol.com">zzcheap@aol.com</a>	(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
SOLANO	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700		<a href="mailto:zzcheap@aol.com">zzcheap@aol.com</a>	(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
CONTRA COSTA	Alameda County Allied Housing Program	224 W. Winton Avenue, Room 108	Hayward	CA	94541	(510) 870-5404			(510) 870-8378	Local, regional, national nonprofit org.	X	9/27/10	9/27/10
ALL COUNTIES	BRIDGE Housing Corporation	345 Spear Strett, Suite 700	San Francisco	CA	94105	(415) 989-1111	Brad Wiblin		(415) 495-4898	Local, regional, national public agency	X	12/24/10	12/28/98
ALL COUNTIES	East Los Angeles Community Corporation	530 South Boyle Avenue	Los Angeles	CA	90033	(323) 269-4214	Ernesto Espinoza		(323) 261-1065	Local, regional, national nonprofit org.	X	12/24/10	7/13/01
LOS ANGELES	Housing Authority of the City of Los Angeles	2500 Wilshire Blvd, PHA	Los Angeles	CA	90057	(213) 252-4269	Larry Goins			Local, regional, national public agency	X	3/3/11	12/24/98
ALL COUNTIES	Hampstead Development Group, Inc.	3413 30th Street	San Diego	CA	92104	(619) 543-4200	Chris Foster		(619) 543-4220		X	8/24/11	5/5/06
ALL COUNTIES	A. F. Evans Development, Inc.	4305 Univeristy Ave. Suite 550	San Diego	CA	92105	(619) 282-8647	Anne Wilson		(619) 282-4145		X	1/28/12	10/11/06
VENTURA	A Community of Friends	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	<a href="mailto:bleone@apr.com">bleone@apr.com</a>	(925) 215-2403	Local, regional, national public agency	X	8/14/12	1/12/99
LOS ANGELES	The Long Beach Housing Development Co.	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	<a href="mailto:bleone@apr.com">bleone@apr.com</a>	(925) 215-2403	Local, regional, national public agency	X	8/14/12	1/12/99
SAN DIEGO	A Community of Friends	1390 Market Street, Ste. 405	San Francisco	CA	94102	(415) 618-0012	Bill Pickel		(415) 618-0228		X	9/25/12	4/6/05
ALL COUNTIES	West Bay Housing Corporation	1390 Market Street, Ste. 405	San Francisco	CA	94102	(415) 618-0012	Bill Pickel		(415) 618-0228		X	9/25/12	4/6/05
ORANGE	A Community of Friends	56 Cbana Blanca	Henderson	NV	89012	(310) 213-5310	Rick W. Toney				X	9/25/12	9/27/10
ALL COUNTIES	Mesa Realty Advisors	56 Cbana Blanca	Henderson	NV	89012	(310) 213-5310	Rick W. Toney				X	9/25/12	9/27/10
SAN FRANCISCO	Mayor's Office of Housing and Community Development,	One South Van Ness, Fifth Floor	San Francisco	CA	94103	(415) 701-5619	Lisa Motoyama		(415) 701-5501	Local, regional, national public agency	X	8/14/13	
LOS ANGELES	A Community of Friends	9 Cushing, Ste. 200	Irvine	CA	92618	(415) 856-0010	Meea Kang	<a href="mailto:meea@domusd.com">meea@domusd.com</a>	(415) 856-0264		X	8/27/13	2/4/04
ALL COUNTIES	USA Properties Fund	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771	Jesse Slansky		(323) 650-4745	Local, regional, national public agency	X	12/13/13	12/23/98
MARIN	Housing Authority of the County of Marin	4020 Civic Center Drive	San Rafael	CA	94903	(415) 491-2530	Anna Semenova	<a href="mailto:ASemenova@marinhousing.org">ASemenova@marinhousing.org</a>	(415) 491-2530	Local, regional, national nonprofit org.	X	2/28/14	12/23/98
SAN DIEGO	Housing Development Partners of San Diego	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7555	Dottie Pierce	<a href="mailto:dottiep@sdhc.org">dottiep@sdhc.org</a>	(619) 578-7360	Local, regional, national nonprofit org.	X	2/26/14	12/23/98
SAN DIEGO COUNTY	Housing Development Partners of San Diego	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7555	Dottie Pierce	<a href="mailto:dottiep@sdhc.org">dottiep@sdhc.org</a>	(619) 578-7360	Local, regional, national nonprofit org.	X	2/26/14	12/23/98
ALL COUNTIES	The Trinity Housing Foundation	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	<a href="mailto:bleone@apr.com">bleone@apr.com</a>	(925) 215-2403	Local, regional, national public agency	X	2/26/14	1/12/99
ALAMEDA	Satellite Affordable Housing Associates	1835 Alcatraz Ave.	Berkeley	CA	94703	(510) 647-0700	Susan Friedland	<a href="mailto:Susanfriedland@sahahomes.org">Susanfriedland@sahahomes.org</a>	(510) 647-0820	Local, regional, national nonprofit org.	X	2/28/14	6/10/99
CONTRA COSTA	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland	<a href="mailto:staff@sathomes.org">staff@sathomes.org</a>	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
SACRAMENTO	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	<a href="mailto:staff@sathomes.org">staff@sathomes.org</a>	(510) 647-0820	Local, regional, national nonprofit org.	X	2/28/14	6/10/99
SAN FRANCISCO	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	<a href="mailto:staff@sathomes.org">staff@sathomes.org</a>	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
SANTA CLARA	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	<a href="mailto:staff@sathomes.org">staff@sathomes.org</a>	(510) 647-0820	Local, regional, national nonprofit org.	X	2/28/14	6/10/99
MENDOCINO	CDC of Mendocino County	1076 North State Street	Ukiah	CA	95482	(707) 463-5462	Todd Crabtree	<a href="mailto:crabtree@cdchousing.org">crabtree@cdchousing.org</a>	(707) 463-4188	Public housing authority		2/26/14	8/25/03
CONTRA COSTA	City of Walnut Creek	1666 N. Main Street	Walnut Creek	CA	94596	(925) 943-5899	Laura Simpson	<a href="mailto:Simpson@walnut-creek.org">Simpson@walnut-creek.org</a>	(925) 256-3500		X	2/28/14	9/11/07
ALL COUNTIES	American Baptist Homes of the West	6120 Stoneridge Mall Road, 3rd Flr.	Pleasanton	CA	94588	(925) 924-7162	Ansel Romero		(925) 924-7233	Local, regional, national public agency	X	8/14/14	12/22/98
ALAMEDA	Housing Authority of City of Alameda	701 Atlantic Ave	Alameda	CA	94501	(510) 747-4300	Denise Connors	<a href="mailto:dconnors@alamedahsq.org">dconnors@alamedahsq.org</a>	(510) 522-7848	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
ALAMEDA	Housing Authority of the City of Livermore	3203 Leahy Way	Livermore	CA	94550	(925) 447-3600	Jon D. Hovey	<a href="mailto:livhsq@prodigy.net">livhsq@prodigy.net</a>	(925) 447-0942	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
SAN DIEGO	San Diego Housing Commission	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7555	Dottie Pierce	<a href="mailto:dottiep@sdhc.org">dottiep@sdhc.org</a>	(619) 578-7360	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
LOS ANGELES	West Hollywood Community Housing Corp.	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771	Robin Conerly	<a href="mailto:robin@whchc.org">robin@whchc.org</a>	(323) 650-4745	Local, regional, public agency	X	8/14/14	12/23/98
FRESNO	Better Opportunities Builder, Inc.	P.O. Box 11863	Fresno	CA	93775	(559) 443-8400	Tracewell Hanrahan	<a href="mailto:nandersen@bobinc.org">nandersen@bobinc.org</a>	(559) 443-8495	Local, regional, national nonprofit org.	X	8/14/14	12/24/98
LOS ANGELES	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
ORANGE	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
SAN BERNARDINO	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
VENTURA	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98



County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
MONTEREY	Mid-Peninsula Housing Coalition	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SAN MATEO	Mid-Peninsula Housing Coalition	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SANTA CLARA	Mid-Peninsula Housing Coalition	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SANTA CRUZ	Mid-Peninsula Housing Coalition	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SOLANO	Mid-Peninsula Housing Coalition	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
RIVERSIDE	St. Vincent de Paul Village	3350 E St	San Diego	CA	92102	(619) 687-1029	Bill Bolstad		(619) 687-1010	Local, regional, national nonprofit org.	X	8/14/14	12/24/98
SAN DIEGO	St. Vincent de Paul Village	3350 E St	San Diego	CA	92102	(619) 687-1029	Harvey Mandel	<a href="mailto:hmandel@neighbor.org">hmandel@neighbor.org</a>	(619) 687-1010	Local, regional, national nonprofit org.	X	8/14/14	12/24/98
LOS ANGELES	FAME Corporation	1968 W. Adams Blvd.	Los Angeles	CA	90018	(323) 730-7727	Sandra Hernandez	<a href="mailto:sandrah@famecorporations.org">sandrah@famecorporations.org</a>	(323) 737-5717	Local, regional, national nonprofit org.	X	8/14/14	12/28/98
AMADOR	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
CALAVERAS	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
COLUSA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
COLUSA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
CONTRA COSTA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
EL DORADO	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
GLENN	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
NAPA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
NEVADA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
PLACER	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SACRAMENTO	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SAN JOAQUIN	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SHASTA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SUTTER	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
TEHAMA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
YOLO	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
YUBA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
BUTTE	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-8931	Kris Zappettini	<a href="mailto:chip@sunset.net">chip@sunset.net</a>	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
GLENN	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-8931	Kris Zappettini	<a href="mailto:chip@sunset.net">chip@sunset.net</a>	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
LASSEN	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-8931	Kris Zappettini	<a href="mailto:chip@sunset.net">chip@sunset.net</a>	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
PLUMAS	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-8931	Kris Zappettini	<a href="mailto:chip@sunset.net">chip@sunset.net</a>	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
SHASTA	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-8931	Kris Zappettini	<a href="mailto:chip@sunset.net">chip@sunset.net</a>	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
SUTTER	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-8931	Kris Zappettini	<a href="mailto:chip@sunset.net">chip@sunset.net</a>	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
TEHAMA	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-8931	Kris Zappettini	<a href="mailto:chip@sunset.net">chip@sunset.net</a>	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
ALL COUNTIES	Foundation for Affordable Housing, Inc.	384 Forest Ave., Suite 14	Laguna Beach	CA	92651	(949) 443-9101	Darin Willard		(949) 443-9133	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
LOS ANGELES	PICO Union Housing Corporation	1038 Venice Blvd.	Los Angeles	CA	90015	(213) 747-2790	Jesus Torres	<a href="mailto:itorres@puhc.org">itorres@puhc.org</a>	(213) 743-3819	Local, regional, national nonprofit org.	X	8/14/14	1/12/99
ALL COUNTIES	Community Housing Assistance Program, Inc.	3803 E. Casselle Ave	Orange	CA	92688		Ken Robertson	<a href="mailto:chapahq1@aol.com">chapahq1@aol.com</a>	(714) 744-8850	Local, regional, national public agency	X	8/14/14	5/18/99
SAN BENITO	Peoples' Self-Help Housing Corp	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	<a href="http://www.pshh.org/">http://www.pshh.org/</a>	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
MONTEREY	Peoples' Self-Help Housing Corp.	3533 Empleo St	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	<a href="mailto:admin@pshhc.org">admin@pshhc.org</a>	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
SAN LUIS OBISPO	Peoples' Self-Help Housing Corp.	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	<a href="mailto:admin@pshhc.org">admin@pshhc.org</a>	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
SANTA BARBARA	Peoples' Self-Help Housing Corp.	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	<a href="mailto:admin@pshhc.org">admin@pshhc.org</a>	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
VENTURA	Peoples' Self-Help Housing Corp.	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	<a href="mailto:admin@pshhc.org">admin@pshhc.org</a>	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
DEL NORTE	Redwood Community Action Agency	904 G St.	Eureka	CA	95501	(707) 269-2021	Bill Rodstrom	<a href="mailto:planning@rcaa.org">planning@rcaa.org</a>		Local, regional, national nonprofit org.	X	8/14/14	5/19/99
HUMBOLDT	Redwood Community Action Agency	904 G St	Eureka	CA	95501	(707) 269-2021	Bill Rodstrom	<a href="mailto:planning@rcaa.org">planning@rcaa.org</a>		Local, regional, national nonprofit org.	X	8/14/14	5/19/99
LOS ANGELES	Abode Communities	701 E. Third St., Ste. 400	Los Angeles	CA	90015	(213) 629-2702	Holly Benson		(213) 627-8407	Local, regional, national public agency	X	8/14/14	3/9/00
ALL COUNTIES	California Housing Partnership Corporation	389 Pine Street, Suite 300	San Francisco	CA	94104	(415) 433-8804	Matt Schwartz	<a href="mailto:mschwartz@chp.net">mschwartz@chp.net</a>	(415) 433-8805	Local, regional, public agency	X	8/14/14	10/23/00
LOS ANGELES	Southern California Presbyterian Homes	516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobm		(818) 247-0420	Local, regional, national public agency	X	8/14/14	12/29/00
RIVERSIDE	Southern California Presbyterian Homes	516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobm		(818) 247-0420	Local, regional, national public agency	X	8/14/14	12/29/00
SAN BERNARDINO	Southern California Presbyterian Homes	516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobm		(818) 247-0420	Local, regional, national public agency	X	8/14/14	12/29/00
FRESNO	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	<a href="mailto:tmreception@telacu.com">tmreception@telacu.com</a>	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
KERN	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	<a href="mailto:tmreception@telacu.com">tmreception@telacu.com</a>	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
LOS ANGELES	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	<a href="mailto:tmreception@telacu.com">tmreception@telacu.com</a>	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
RIVERSIDE	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	<a href="mailto:tmreception@telacu.com">tmreception@telacu.com</a>	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
SAN BERNARDINO	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	<a href="mailto:tmreception@telacu.com">tmreception@telacu.com</a>	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
SAN DIEGO	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	<a href="mailto:tmreception@telacu.com">tmreception@telacu.com</a>	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
ALL COUNTIES	Goldrich & Kest Industries, LLC	5150 Overland Avenue	Culver City	CA	90230	(310) 204-2050	Carole Glodney	<a href="mailto:Carole@Gkind.com">Carole@Gkind.com</a>	(310) 280-5767	Profit-motivated individual or organization	X	8/14/14	4/25/01
LOS ANGELES	LTSC Community Development Corporation	231 East Third Street, Ste. G 106	Los Angeles	CA	90013	(213) 473-1606	Takao Suzuki	<a href="mailto:tsuzuki@ltsc.org">tsuzuki@ltsc.org</a>	(213) 473-1681	Local, regional, national nonprofit org.	X	8/14/14	4/25/01
LOS ANGELES	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92667	(714) 282-2520	Bruce Solari	<a href="mailto:bruce@solari-ent.com">bruce@solari-ent.com</a>	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
ORANGE	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92667	(714) 282-2520	Bruce Solari	<a href="mailto:bruce@solari-ent.com">bruce@solari-ent.com</a>	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
RIVERSIDE	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92667	(714) 282-2520	Bruce Solari	<a href="mailto:bruce@solari-ent.com">bruce@solari-ent.com</a>	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01



County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
SAN BERNARDINO	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	<a href="mailto:bruce@solari-ent.com">bruce@solari-ent.com</a>	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
SAN DIEGO	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	<a href="mailto:bruce@solari-ent.com">bruce@solari-ent.com</a>	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
SANTA BARBARA	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	<a href="mailto:bruce@solari-ent.com">bruce@solari-ent.com</a>	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
VENTURA	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	<a href="mailto:bruce@solari-ent.com">bruce@solari-ent.com</a>	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
ALL COUNTIES	California Human Development Corporation	3315 Airway Drive	Santa Rosa	CA	95403	(707) 521-4788	John M. Way	<a href="mailto:CaliforniaHumanDevelopment.org">CaliforniaHumanDevelopment.org</a>	(707) 523-3778	Local, regional, national nonprofit org.	X	8/14/14	6/30/03
SONOMA	Sonoma County Community Development Commission	1440 Guerneville Road	Santa Rosa	CA	95403	(707) 585-7901	Nick Stewart	<a href="mailto:Nick.Stewart@sonoma-county.org">Nick.Stewart@sonoma-county.org</a>				8/14/14	9/8/03
ALL COUNTIES	Linc Housing Corporation	100 Pine Avenue, # 500	Long Beach	CA	90802	(562) 684-1100	Sid Paul		(562) 684-1137			8/14/14	9/15/03
ALL COUNTIES	Domus Development, LLC	594 Howard St., Ste 204	San Francisco	CA	94105	(415) 856-0010	Meesa Kang		(415) 856-0264		X	8/14/14	2/4/04
LOS ANGELES	Los Angeles Housing & Community Invest Dept	1200 W.7th Street, 9th Floor	Los Angeles	CA	90017	(213) 808-8654	Franklin Campos	<a href="mailto:fcampos@lahd.lacity.org">fcampos@lahd.lacity.org</a>	(213) 808-8999		X	8/14/14	3/15/05
ALAMEDA	Northern California Land Trust, Inc.	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878	Erin Coyle	<a href="mailto:erin.coyle@nclt.org">erin.coyle@nclt.org</a>	(510) 548-7562		X	8/14/14	6/10/05
CONTRA COSTA	Northern California Land Trust, Inc.	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
MARIN	Northern California Land Trust, Inc.	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
SAN FRANCISCO	Northern California Land Trust, Inc.	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
SAN MATEO	Northern California Land Trust, Inc.	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
ORANGE	Riverside Charitable Corporation	3803 E. Casselle Ave	Orange	CA	92868	(714) 828-1850	Kenneth S. Robertson		(714) 828-1857			8/14/14	9/2/05
KERN	Housing Authority of the County of Kern	601 24th Street	Bakersfield	CA	93301	(861) 831-8500	Stephen M. Pelz		(861) 831-9500			8/14/14	5/5/06
SANTA CRUZ	Housing Authority of the County of Santa Cruz	2931 Mission Street	Santa Cruz	CA	95060	(831) 454-5801	Ken Cole					8/14/14	5/5/06
DEL NORTE	Humboldt Bay Housing Development Corporation	PO Box 4655	Arcata	CA	95518	(707) 826-7312	Bonnie Hughes	<a href="mailto:bhughes@housinghumboldt.org">bhughes@housinghumboldt.org</a>	(707) 826-7319		X	8/14/14	5/27/10
HUMBOLDT	Housing Humboldt)	PO Box 4655	Arcata	CA	95518	(707) 826-7312	Elizabeth Matsumoto	<a href="mailto:ematsumoto@housinghumboldt.org">ematsumoto@housinghumboldt.org</a>	(707) 826-7319	Local, regional non-profit	X	8/14/14	5/27/10
ALL COUNTIES	California Commercial Investment Group	4530 E. Thousand Oaks Blvd., Ste. 100	Westlake Village	CA	91362	(805) 495-8400			(805) 495-5471		X	8/14/14	12/24/10
ALL COUNTIES	Dawson Holdings, Inc.	300 Tumey Street, 2nd Floor	Sausalito	CA	94965	(801) 244-8658	Tim Fluetsch		(801) 733-8116		X	8/14/14	12/24/10
SOLANO	Mutual Housing California	8001 Fruitridge Road, Suite A	Sacramento	CA	95820	(916) 453-8400	Holly Wunder Stiles	<a href="mailto:holly@mutualhousing.com">holly@mutualhousing.com</a>			x	8/14/14	3/3/11
ORANGE	City of Newport Beach	100 Civic Center Drive	Newport Beach	CA	92660	(949) 644-3221	Melinda Whelan				X	8/14/14	3/28/12
NAPA	SWJ Housing	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
SOLANO	SWJ Housing	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
SONOMA	SWJ Housing	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
ALL COUNTIES	Preservation Partners Development	21515 Hawthorne Blvd. Suite 125	Torrance	CA	90503	(310) 802-6681	Chuck Treatch	<a href="mailto:Chuck@preservationpartners.org">Chuck@preservationpartners.org</a>	(310) 802-6680	A California limited partnership, for-profit	X	8/14/14	1/16/13
CONTRA COSTA	Neighborhood Housing Services of the East Bay	2320 Cutting Blvd.	Richmond	CA	94804	510.237-8459	Javier Hernandez	<a href="mailto:javier@eastbaynhs.org">javier@eastbaynhs.org</a>	510.237-8482	Local, regional, nonprofit		8/14/14	
ALL COUNTIES	California Housing Finance Agency	100 Corporate Pointe, Suite 250	Culver City	CA	90230	(916) 326-8610	Leah Pears	<a href="mailto:lpears@calhfa.ca.gov">lpears@calhfa.ca.gov</a>	(310) 342-1226			12/11/15	
AMADOR	Mutual Housing California	8001 Fruitridge Road, Suite A	Sacramento	CA	95820	(916) 453-8400	Rachel Iskkow	<a href="mailto:rachel@mutualhousing.com">rachel@mutualhousing.com</a>	(916) 453-8401	Local, regional, national public agency	x	4/21/16	3/3/11
ORANGE	Jamboree Housing Corporation	17701 Cowan Ave, #200	Irvine	CA	92614	(949) 214-2395	Roger Kinoshita	<a href="mailto:rkinoshita@jamboreehousing.com">rkinoshita@jamboreehousing.com</a>	(949)214-2395	Local, region, national, nonprofit org		4/22/16	4/22/16
ALL COUNTIES	Berkadia	823 Colby Drive	Davis	CA	95616	(916) 769-7768	Al R Inouye	<a href="mailto:Al.inouye@inouyeapartments.com">Al.inouye@inouyeapartments.com</a>			X	8/1/16	2/26/14
ALL COUNTIES	American Community Developers, Inc.	20250 Harper Avenue	Detroit	MI	48225	(313) 884-0722	Derek M. Skrzynski	<a href="mailto:derek@acdmail.com">derek@acdmail.com</a>	(313) 884-0722	Profit-motivated individual or organization	X	9/2/16	9/2/16
LOS ANGELES	American Family Housing	15161 Jackson St.	Midway City	CA	92655	(714) 897-3221	Donna Gallup	<a href="mailto:info@compual.net">info@compual.net</a>	(714) 893-8858	Local, regional, national nonprofit org.	X	1/5/17	1/8/99
ALL COUNTIES	Lincoln Avenue Capitol, LLC	595 Madison Avenue Suite 1601	New York	NY	10022	(212) 554-2320	Andrew Mika	<a href="mailto:andrew@lincolnavenuecap.com">andrew@lincolnavenuecap.com</a>		Profit-motivated individual or organization	X	5/3/17	5/3/17
ALAMEDA	Affordable Housing Associates	1250 Addison St., Ste. G	Berkeley	CA	94702		Susan Friedlow		(510) 649-0312	Local, regional, national nonprofit org.		5/9/17	12/24/98
ALAMEDA	East Bay Asian Local Development Corporation	310 Eighth Street, Ste. 200	Oakland	CA	94607		Lynette Jung Lee	<a href="mailto:ljunglee@ebaldc.com">ljunglee@ebaldc.com</a>	(510) 763-4143	Local, regional, national nonprofit org.		5/9/17	1/5/99
ALAMEDA	Community and Economic Development Agency	250 Frank H. Ogawa Plaza Ste. 5313	Oakland	CA	94612	(510) 238-3502	Jeffrey P. Levin	<a href="mailto:jplevin@oaklandnet.com">jplevin@oaklandnet.com</a>	(510) 238-3691	Local, regional, national nonprofit org.		5/9/17	1/27/99
ALAMEDA	Bay Area Community Services	629 Oakland Ave	Oakland	CA	94611	(510) 499-0365	Daniel Cooperman	<a href="mailto:dcooperman@bayareacs.org">dcooperman@bayareacs.org</a>	(510) 569-4589	Local, regional, national nonprofit org.	X	5/9/17	1/28/99
ALAMEDA	Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Ste. 201	Oakland	CA	94621	(510) 632-6712	William F. Pickel	<a href="mailto:bpickel@cochnc.org">bpickel@cochnc.org</a>	(510) 632-6755	Local, regional, national public agency		5/9/17	2/6/01
ALAMEDA	Alameda County Allied Housing Program	224 W. Winton Avenue, Room 108	Hayward	CA	94541	(510) 670-5404	Linda Gardiner	<a href="mailto:linda.gardiner@ac.gov.org">linda.gardiner@ac.gov.org</a>	(510) 670-6378	Local, regional, national nonprofit org.		5/9/17	9/27/10
ALL COUNTIES	University River Village	7901 La Riviera Drive	Sacramento	CA	95826	(916) 381-2001	Kaci Walsh		(916) 381-7321	Local, regional, national public agency		5/10/17	6/1/00
ALL COUNTIES	Bayside Communities	1990 North California Blvd., Ste. 1070	Walnut Creek	CA	94596	(925) 482-9406	Basil Rallis	<a href="mailto:brallis@baysidecommunities.com">brallis@baysidecommunities.com</a>	(510) 891-9004	Profit-motivated individual or organization	X	5/10/17	9/10/02
ALAMEDA	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti	<a href="mailto:pep@pephousing.org">pep@pephousing.org</a>	(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
ALL COUNTIES	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti		(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
LAKE	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti		(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
MENDOCINO	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti		(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
NAPA	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti		(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
SONOMA	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti		(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
ALL COUNTIES	Reiner Communities LLC	100 Spectrum Center Dr. Suite 830	Irvine	CA	92618	(949) 753-0555	Dylan Feliciano	<a href="mailto:df@reinerllc.com">df@reinerllc.com</a>		Profit-motivated individual or organization	X	5/16/17	6/30/03
ALL COUNTIES	BUILD Leadership Development, Inc.	P.O. Box 9414	Newport Beach	CA	92658	(877) 644-9422	Tracy Green		(949) 719-9711	Local, regional, national nonprofit org.		5/16/17	2/4/04
ALL COUNTIES	Bank of America, N.A.	555 California St., 6th Floor	San Francisco	CA	94104	(415) 953-2631	Gabriel Speyer		(415) 822-1671			5/16/17	12/4/07
ALL COUNTIES	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
KERN	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
LOS ANGELES	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
ORANGE	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
RIVERSIDE	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
SAN BERNARDINO	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99



County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
ALL COUNTIES	California Community Reinvestment Corp.	100 West Broadway Ste. 1000	Glendale	CA	91210	818-944-4951	David Saltzman	david.saltzman@e-crc.org	(818) 550-9808	Local, regional, national nonprofit org.	X	5/23/17	1/18/01
ALL COUNTIES	KDF Communities, LLC	1301 Dove St., Suite 720	Newport Beach	CA	92660	(949) 622-1888	John Bernard		(949) 851-1819	Profit-motivated individual or organization		5/23/17	12/13/02
ALL COUNTIES	MBK Management Corporation	23586 Calabasas Road, Ste. 100	Calabasas	CA	91302	(818) 444-2100	Jessica Robbins	jrobbins@mbkmgmt.com	(818) 337-7578		X	5/23/17	3/4/04
ALL COUNTIES	Cabouchon Properties, LLC	Pier 9, Suite 114	San Francisco	CA	94111	(415) 433-2000	Susan Terrado		(415) 433-2000			5/23/17	4/28/04
ALL COUNTIES	Maximus Properties, LLC	23586 Calabasas Road, Ste. 103	Calabasas	CA	91302	(818) 449-4004	Jeffrey S. McGuire	jmcguire@remax.net	(818) 449-4004			5/23/17	4/28/04
ALL COUNTIES	Creative Housing Coalition	4612 Alta Canyon Road	La Canada	CA	91011	(805) 736-9342	Jane Anderson		(805) 736-9342			5/23/17	5/19/04
ALL COUNTIES	Fallbrook Capital Corporation	6700 Fallbrook Avenue, #111	West Hills	CA	91307	(818) 712-8931	Brandt Blaken		(818) 712-8931			5/23/17	6/1/04
ALL COUNTIES	California Coalition for Rural Housing	717 K Street, Suite 400	Sacramento	CA	95814	(916) 443-4448	Alicia Sebastian	alicia@calruralhousing.org	(916) 447-0458		X	5/23/17	10/11/06
ALL COUNTIES	Chelsea Investment Corporation	725 South Coast Highway 101	Encinitas	CA	92024	(760) 456-8000	Jim Schmid		(760) 456-8001			5/23/17	10/11/06
ALL COUNTIES	Corporation for Better Housing	15303 Ventura Blvd., Suite 1100	Sherman Oaks	CA	91403	(818) 905-2430	Mary Silverstein		(818) 905-2440			5/23/17	10/11/06
ALL COUNTIES	Fairfield Residential LLC	5510 Morehouse Drive, Suite 200	San Diego	CA	92121	(858) 824-6406	Paul Kudirka	pkudirka@ffres.com	(858) 835-8806			5/23/17	12/4/07
ALL COUNTIES	California Housing Finance Agency	500 Capitol Mall, Suite 400	Sacramento	CA	95814	(916) 326-8801	Bob Deaner	bdeaner@calhfa.ca.gov	(916) 327-5115			5/23/17	
ALL COUNTIES	California Housing Finance Agency	P.O. Box 4034	Sacramento	CA	95812	(916) 326-8801	Bob Deaner	bdeaner@calhfa.ca.gov	(916) 327-5115			5/23/17	
CONTRA COSTA	Affordable Housing Associates	1250 Addison St., Ste. G	Berkeley	CA	94702	(510) 849-8500	Susan Friedlow		(510) 849-0312	Local, regional, national nonprofit org.		5/24/17	12/24/98
SOLANO	Affordable Housing Associates	1250 Addison St., Ste. G	Berkeley	CA	94702	(510) 849-8500	Susan Friedlow		(510) 849-0312	Local, regional, national nonprofit org.		5/24/17	12/24/98
ALPINE	Amador-Tuolumne Community Action Agency	935 South State Highway 49	Jackson	CA	95642	(209) 223-1485	Raj Rambob	rrambob@atcaa.org	(209) 223-4178	Local, regional, national public agency	X	5/24/17	12/24/98
COLUSA	Eskaton Properties Inc.	5105 Manzanita Ave	Camichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
CONTRA COSTA	Eskaton Properties Inc.	5105 Manzanita Ave	Camichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
EL DORADO	Eskaton Properties Inc.	5105 Manzanita Ave	Camichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
GLENN	Eskaton Properties Inc.	5105 Manzanita Ave	Camichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
LASSEN	Eskaton Properties Inc.	5105 Manzanita Ave	Camichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
MERCED	Eskaton Properties Inc.	5105 Manzanita Ave.	Camichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
PLACER	Eskaton Properties Inc.	5105 Manzanita Ave	Camichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
SACRAMENTO	Eskaton Properties Inc.	5105 Manzanita Ave	Camichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
SAN JOAQUIN	Eskaton Properties Inc.	5105 Manzanita Ave	Camichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
SISKIYOU	Eskaton Properties Inc.	5105 Manzanita Ave	Camichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
YOLO	Eskaton Properties Inc.	5105 Manzanita Ave	Camichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
ALL COUNTIES	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 204-3508	Tracey Williams	twilliams@nationalcore.org	(909) 483-6524	Local, regional, national public agency	X	5/24/17	5/17/99
CONTRA COSTA	Community Housing Development Corp.	1535 Fred Jackson Way ste A	Richmond	CA	94801	(510) 412-9290	Donald Gilmore	Dgilmore@chdcnr.com	(510) 215-9276	Local, regional, national nonprofit org.	X	5/24/17	5/19/99
ALL COUNTIES	National Affordable Housing Trust	2335 North Bank Drive	Columbus	OH	43220	(614) 451-9929	Robert Snow	rsnow@naht.org	(614) 451-3370	Local, regional, national public agency		5/24/17	6/1/00
ALL COUNTIES	Solari Enterprises, Inc.	1544 W. Yale Ave	Orange	CA	92667	(714) 282-2520	Bruce Solari	solari@solari-ent.com	(714) 282-2521	Profit-motivated individual or organization		5/24/17	12/29/00
ALL COUNTIES	Mercy Housing, Inc.	1999 Broadway, Suite 1000	Denver	CO	80202	303-830-3300	Janet Gaf	info@mercyhousing.org	(303) 830-3301	Local, regional, national public agency		5/24/17	1/17/01
ALL COUNTIES	Newport Development, LLC	9 Cushing, Ste. 200	Irvine	CA	92618	(949) 923-7812	Warren Allen	wallen@newportpartners.com	(949) 585-0449	Profit-motivated individual or organization	X	5/24/17	9/10/02
ALL COUNTIES	Mercy Housing California	1360 Mission St., Suite 300	San Francisco	CA	94103	213-743-5830	Ed Holder	eholder@mercyhousing.org	(415) 553-6373	Local, regional, national nonprofit org.	X	5/24/17	12/9/02
ALL COUNTIES	The John Stewart Company	1388 Sutter St., 11th Floor	San Francisco	CA	94109	(415) 345-4400	Margaret Miller	mmiller@jsw.net	(415) 614-9175	State-wide, for-profit	X	5/24/17	8/19/03
ALL COUNTIES	William G. Ayyad, Inc.	9252 Cheseapeake Dr., Suite 100	San Diego	CA	92123	(858) 244-0900	Rebecca Ayyad	rayyad@udqi.net	(858) 244-0909	Profit-motivated individual or organization		5/24/17	8/19/03
ALL COUNTIES	Skyline Real Estate Development & Acquisitions, Inc.	P.O. Box 7613	Newport Beach	CA	92668	(949) 293-4705	Lynn Miller	skylinerealestate@cox.net	(949) 719-9711	Profit-motivated individual or organization		5/24/17	2/4/04
ALL COUNTIES	Squier Properties, LLC	1157 Lake Street	Venice	CA	90291	(310) 418-6389	Scott Richards	gsquier@earthlink.net	(310) 418-6389	Profit-motivated individual or organization		5/24/17	4/28/04
ALL COUNTIES	Wakeland Housing & Development Corporation	1230 Columbia St. Ste. 950	San Diego	CA	92101	(619) 328-8215	Tim Wray		(619) 235-5386		X	5/24/17	12/27/05
ALL COUNTIES	USA Properties Fund	2440 Professional Drive	Roseville	CA	95661	(916) 773-5866	Geoffrey C. Brown		(916) 773-5866			5/24/17	7/12/07
ALAMEDA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
BUTTE	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
CONTRA COSTA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
EL DORADO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
FRESNO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
IMPERIAL	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
KERN	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
KINGS	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
LOS ANGELES	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MADERA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MENDOCINO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MERCED	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MONTEREY	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
ORANGE	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
PLACER	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
RIVERSIDE	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SACRAMENTO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN BENITO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11



County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
SAN BERNARDINO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5800	Erin Caputo	<a href="mailto:ecaputo@roemcorp.com">ecaputo@roemcorp.com</a>	(408) 984-3111		X	5/24/17	3/30/11
SAN DIEGO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5800	Erin Caputo	<a href="mailto:ecaputo@roemcorp.com">ecaputo@roemcorp.com</a>	(408) 984-3111		X	5/24/17	3/30/11
SAN FRANCISCO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5800	Erin Caputo	<a href="mailto:ecaputo@roemcorp.com">ecaputo@roemcorp.com</a>	(408) 984-3111		X	5/24/17	3/30/11
SAN JOAQUIN	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5800	Erin Caputo	<a href="mailto:ecaputo@roemcorp.com">ecaputo@roemcorp.com</a>	(408) 984-3111		X	5/24/17	3/30/11
SAN LUIS OBISPO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5800	Erin Caputo	<a href="mailto:ecaputo@roemcorp.com">ecaputo@roemcorp.com</a>	(408) 984-3111		X	5/24/17	3/30/11
SAN MATEO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5800	Erin Caputo	<a href="mailto:ecaputo@roemcorp.com">ecaputo@roemcorp.com</a>	(408) 984-3111		X	5/24/17	3/30/11
SANTA BARBARA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5800	Erin Caputo	<a href="mailto:ecaputo@roemcorp.com">ecaputo@roemcorp.com</a>	(408) 984-3111		X	5/24/17	3/30/11
SANTA CLARA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5800	Erin Caputo	<a href="mailto:ecaputo@roemcorp.com">ecaputo@roemcorp.com</a>	(408) 984-3111		X	5/24/17	3/30/11
SANTA CRUZ	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5800	Erin Caputo	<a href="mailto:ecaputo@roemcorp.com">ecaputo@roemcorp.com</a>	(408) 984-3111		X	5/24/17	3/30/11
STANISLAUS	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5800	Erin Caputo	<a href="mailto:ecaputo@roemcorp.com">ecaputo@roemcorp.com</a>	(408) 984-3111		X	5/24/17	3/30/11
TULARE	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5800	Erin Caputo	<a href="mailto:ecaputo@roemcorp.com">ecaputo@roemcorp.com</a>	(408) 984-3111		X	5/24/17	3/30/11
VENTURA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5800	Erin Caputo	<a href="mailto:ecaputo@roemcorp.com">ecaputo@roemcorp.com</a>	(408) 984-3111		X	5/24/17	3/30/11
ALL COUNTIES	Thomas Safran & Associates Development, Inc.	11812 San Vicente Blvd. #800	Los Angeles	CA	90049	(310) 820-4888	Anthony Yannatta	<a href="mailto:Anthony@tsahousing.com">Anthony@tsahousing.com</a>			X	5/24/17	
CONTRA COSTA	Rubicon Programs, Inc.	2500 Bissell Ave	Richmond	CA	94804	(510) 235-1516	Tom Matthews	<a href="mailto:TomM@Rubiconpgms.org">TomM@Rubiconpgms.org</a>	(510) 235-2025	Local, regional, national nonprofit org.		6/5/17	12/23/98
ALAMEDA	Resources for Community Development	2220 Oxford St	Berkeley	CA	94704	(510) 841-4410	Dan Sawislak	<a href="mailto:dsawislak@redhousing.org">dsawislak@redhousing.org</a>	(510) 548-3502	Local, regional, national nonprofit org.	X	6/5/17	12/24/98
ALL COUNTIES	Resources for Community Development	2220 Oxford St	Berkeley	CA	94704	(510) 841-4410	Dan Sawislak	<a href="mailto:dsawislak@redhousing.org">dsawislak@redhousing.org</a>	(510) 548-3502	Local, regional, national nonprofit org.	X	6/5/17	12/24/98
CONTRA COSTA	Resources for Community Development	2220 Oxford St	Berkeley	CA	94704	(510) 841-4410	Dan Sawislak	<a href="mailto:dsawislak@redhousing.org">dsawislak@redhousing.org</a>	(510) 548-3502	Local, regional, national nonprofit org.	X	6/5/17	12/24/98
SOLANO	Resources for Community Development	2220 Oxford St	Berkeley	CA	94704	(510) 841-4410	Dan Sawislak	<a href="mailto:dsawislak@redhousing.org">dsawislak@redhousing.org</a>	(510) 548-3502	Local, regional, national nonprofit org.	X	6/5/17	12/24/98
CONTRA COSTA	East Bay Asian Local Development Corporation	310 Eighth Street, Suite 200	Oakland	CA	94607	(510) 287-5353			(510) 763-4143	Local, regional, national nonprofit org.		6/5/17	1/5/99
CONTRA COSTA	Pacific Community Services, Inc.	329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	<a href="mailto:tomlf@earthlink.net">tomlf@earthlink.net</a>	(925) 439-0831	Local, regional, national nonprofit org.	X	6/5/17	1/21/99
IMPERIAL	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	<a href="mailto:tmize@nationalcore.org">tmize@nationalcore.org</a>	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
KERN	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	<a href="mailto:tmize@nationalcore.org">tmize@nationalcore.org</a>	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
LOS ANGELES	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	<a href="mailto:tmize@nationalcore.org">tmize@nationalcore.org</a>	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
ORANGE	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	<a href="mailto:tmize@nationalcore.org">tmize@nationalcore.org</a>	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
RIVERSIDE	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	<a href="mailto:tmize@nationalcore.org">tmize@nationalcore.org</a>	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
SAN BERNARDINO	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	<a href="mailto:tmize@nationalcore.org">tmize@nationalcore.org</a>	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
SAN DIEGO	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	<a href="mailto:tmize@nationalcore.org">tmize@nationalcore.org</a>	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
SANTA BARBARA	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	<a href="mailto:tmize@nationalcore.org">tmize@nationalcore.org</a>	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
VENTURA	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	<a href="mailto:tmize@nationalcore.org">tmize@nationalcore.org</a>	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
FRESNO	Fresno Housing Authority	P.O. Box 11985	Fresno	CA	93776	(559) 443-8475	Edward Stacy	<a href="mailto:ned@pacbell.net">ned@pacbell.net</a>	(559) 445-8981	Local, regional, national nonprofit org.		6/14/17	12/16/98
LOS ANGELES	City of Pomona Housing Authority	505 South Garey Ave	Pomona	CA	91766	(909) 820-2368	Benita DeFrank, Neighborhood Services Director		(909) 820-3702	Local, regional, national nonprofit org.	X	6/14/17	12/23/98
KERN	Golden Empire Affordable Housing, Inc	3600 Chester Ave. Ste. B	Bakersfield	CA	93301	(805) 833-1533	Gary Kammer		(805) 833-1617	Local, regional, national nonprofit org.		6/14/17	12/23/98
LAKE	Lake County Housing Services Dept	255 N. Forbes St.	Lakeport	CA	95453	(707) 263-2510	Linda Hedstrom	<a href="mailto:linda_h@co.lake.ca.us">linda_h@co.lake.ca.us</a>	(707) 263-2751	Local, regional, national nonprofit org.		6/14/17	12/23/98
FRESNO	Fresno Co. Economic Opportunities Commission	3120 W. Nielsen Ave., Ste. 102	Fresno	CA	93706	(559) 485-3733	George Egawa	<a href="mailto:geonl@psnw.com">geonl@psnw.com</a>	(559) 485-3737	Local, regional, national nonprofit org.		6/14/17	1/5/99
EL DORADO	El Dorado County Housing Authority	937 Spring St	Placerville	CA	95667	(530) 821-6167	Joyce Aldrich	<a href="mailto:jaldrich@innercite.com">jaldrich@innercite.com</a>		Local, regional, national nonprofit org.		6/14/17	1/6/99
IMPERIAL	Coachella Valley Housing Coalition	45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	<a href="mailto:Emojica@cvhc.org">Emojica@cvhc.org</a>	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
RIVERSIDE	Coachella Valley Housing Coalition	45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	<a href="mailto:Emojica@cvhc.org">Emojica@cvhc.org</a>	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
SAN BERNARDINO	Coachella Valley Housing Coalition	45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	<a href="mailto:Emojica@cvhc.org">Emojica@cvhc.org</a>	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
SAN DIEGO	Coachella Valley Housing Coalition	45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	<a href="mailto:Emojica@cvhc.org">Emojica@cvhc.org</a>	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
KERN	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	<a href="mailto:hcacromar@dessretonline.com">hcacromar@dessretonline.com</a>		Local, regional, national public agency		6/14/17	6/10/99
LOS ANGELES	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	<a href="mailto:hcacromar@dessretonline.com">hcacromar@dessretonline.com</a>		Local, regional, national public agency		6/14/17	6/10/99
NAPA	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	<a href="mailto:hcacromar@dessretonline.com">hcacromar@dessretonline.com</a>		Local, regional, national public agency		6/14/17	6/10/99
ORANGE	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	<a href="mailto:hcacromar@dessretonline.com">hcacromar@dessretonline.com</a>		Local, regional, national public agency		6/14/17	6/10/99
RIVERSIDE	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	<a href="mailto:hcacromar@dessretonline.com">hcacromar@dessretonline.com</a>		Local, regional, national public agency		6/14/17	6/10/99
SACRAMENTO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	<a href="mailto:hcacromar@dessretonline.com">hcacromar@dessretonline.com</a>		Local, regional, national public agency		6/14/17	6/10/99
SAN BERNARDINO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	<a href="mailto:hcacromar@dessretonline.com">hcacromar@dessretonline.com</a>		Local, regional, national public agency		6/14/17	6/10/99
SAN DIEGO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	<a href="mailto:hcacromar@dessretonline.com">hcacromar@dessretonline.com</a>		Local, regional, national public agency		6/14/17	6/10/99
SAN FRANCISCO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	<a href="mailto:hcacromar@dessretonline.com">hcacromar@dessretonline.com</a>		Local, regional, national public agency		6/14/17	6/10/99
SAN JOAQUIN	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	<a href="mailto:hcacromar@dessretonline.com">hcacromar@dessretonline.com</a>		Local, regional, national public agency		6/14/17	6/10/99
SAN MATEO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	<a href="mailto:hcacromar@dessretonline.com">hcacromar@dessretonline.com</a>		Local, regional, national public agency		6/14/17	6/10/99
SANTA BARBARA	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	<a href="mailto:hcacromar@dessretonline.com">hcacromar@dessretonline.com</a>		Local, regional, national public agency		6/14/17	6/10/99
SOLANO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	<a href="mailto:hcacromar@dessretonline.com">hcacromar@dessretonline.com</a>		Local, regional, national public agency		6/14/17	6/10/99
VENTURA	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	<a href="mailto:hcacromar@dessretonline.com">hcacromar@dessretonline.com</a>		Local, regional, national public agency		6/14/17	6/10/99
KERN	Keller & Company	4309 Argos Drive	San Diego	CA	92118		Chad Keller		(619) 795-7151			6/14/17	2/8/06
KERN	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936			6/14/17	2/8/06
IMPERIAL	Calexioo Community Action Council Inc.	2306 M.L. King	Calexioo	CA	92231	(760) 357-2996	Steve F. Rivera		(760) 357-2923			6/14/17	10/11/06
KERN	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101			6/14/17	3/28/12
LOS ANGELES	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12



County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
ORANGE	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
SAN BERNARDINO	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
VENTURA	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
LOS ANGELES	Community Development Commission	700 W. Main Street	Los Angeles	CA	91801	(626) 586-1812	Larry Newnam	<a href="mailto:larry.newnam@lacdc.org">larry.newnam@lacdc.org</a>	(626) 943-3815	Local, regional, national public agency		11/6/17	8/17/17
KERN	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	<a href="mailto:tomo@selfhelpenterprises.org">tomo@selfhelpenterprises.org</a>	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/08
KINGS	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	<a href="mailto:tomo@selfhelpenterprises.org">tomo@selfhelpenterprises.org</a>	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/08
MADERA	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	<a href="mailto:tomo@selfhelpenterprises.org">tomo@selfhelpenterprises.org</a>	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/08
MARIPOSA	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	<a href="mailto:tomo@selfhelpenterprises.org">tomo@selfhelpenterprises.org</a>	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/08
MERCED	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	<a href="mailto:tomo@selfhelpenterprises.org">tomo@selfhelpenterprises.org</a>	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/08
STANISLAUS	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	<a href="mailto:tomo@selfhelpenterprises.org">tomo@selfhelpenterprises.org</a>	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/08
TULARE	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	<a href="mailto:tomo@selfhelpenterprises.org">tomo@selfhelpenterprises.org</a>	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/08
FRESNO	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	<a href="mailto:tomo@selfhelpenterprises.org">tomo@selfhelpenterprises.org</a>	(559) 651-3634	Local, regional, national nonprofit org.		4/10/18	4/10/18
ALL COUNTIES	EAH, Inc.	22 Pelican Way	San Rafael	CA	94901	(415) 599-2712	Scott Johnson	<a href="mailto:scott.johnson@eahhousing.org">scott.johnson@eahhousing.org</a>	(415) 453-3683	Local, regional, national public agency	X	5/23/18	5/21/09
ALL COUNTIES	Community HousingWorks	2815 Camino Del Rio South, Ste. 350	San Diego	CA	92108	(619) 858-9031	Daniel Marcus	<a href="mailto:dmarcus@chworks.org">dmarcus@chworks.org</a>	(619) 282-4145	Local, regional, national nonprofit organization	X	6/7/18	10/11/06
SONOMA	Burbank Housing Development Corp.	3432 Mendocino Ave	Santa Rosa	CA	95403	(707) 526-9782	John Lowry	<a href="mailto:burbank@sonic.net">burbank@sonic.net</a>	(707) 526-9811	Local, regional, national nonprofit org.	X		12/23/98
SANTA CLARA	Cambrian Center, Inc.	2360 Samaritan Place	San Jose	CA	95124	(408) 559-0330	Dale J. Harrington	<a href="mailto:dale2360@ix.netcom.com">dale2360@ix.netcom.com</a>	(408) 377-0478	Local, regional, national nonprofit org.	X		12/23/98
MARIN	Canal Community Alliance	91 Larkspur St	San Rafael	CA	94901	(415) 454-2640	Tom Wilson	<a href="mailto:canalca@aol.com">canalca@aol.com</a>	(415) 454-3967	Local, regional, national nonprofit org.	X		12/23/98
SANTA CLARA	Charities Housing Development Corp.	195 East San Fernando St	San Jose	CA	95112	(408) 282-1125	Chris Block	<a href="mailto:chblock@aol.com">chblock@aol.com</a>	(408) 282-1130	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	Hollywood Community Housing Corp.	1726 N. Whitley Ave	Hollywood	CA	90028	(323) 469-0710	Christina V. Duncan		(323) 469-1899	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	Hope - Net	780 S. Westmoreland Ave	Los Angeles	CA	90005	(213) 389-9949	Canoace Whalen	<a href="mailto:hope-net@pacbell.net">hope-net@pacbell.net</a>	(213) 389-0098	Local, regional, national nonprofit org.	X		12/23/98
ALAMEDA	Housing Authority of County of Alameda	22941 Atherton St	Hayward	CA	94541	(510) 538-8876	✓	<a href="mailto:obasgal@aol.com">obasgal@aol.com</a>	(510) 727-8554	Local, regional, national nonprofit org.			12/23/98
ORANGE	Neighborhood Housing Services of Orange County Inc.	350 Hillcrest	La Habra	CA	90631	(562) 694-2051	Diane Stewart	<a href="mailto:nhs@aol.com">nhs@aol.com</a>	(562) 694-2052	Local, regional, national nonprofit org.	X		12/23/98
SANTA CLARA	Palo Alto Senior Housing Project, Inc.	455 E. Charleston Rd	Palo Alto	CA	94306	(650) 494-1944	Genie Dee	<a href="mailto:gxdee@california.com">gxdee@california.com</a>	(650) 493-7437	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	Skid Row Housing Trust	1317 E. 7th St	Los Angeles	CA	90021	(213) 683-0522	Jim Bonar		(213) 683-0781	Local, regional, national nonprofit org.	X		12/23/98
SAN JOAQUIN	Stockton Shelter for the Homeless	P.O. Box 4803	Stockton	CA	95204	(209) 465-3812	Bill Mendelson		(209) 943-4806	Local, regional, national nonprofit org.	X		12/23/98
SAN FRANCISCO	Tenderloin Neighborhood Development Corp.	201 Eddy St	San Francisco	CA	94102	(415) 776-2151	Don Falk	<a href="mailto:ldoc@ix-netcom.com">ldoc@ix-netcom.com</a>	(415) 776-3952	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	The Long Beach Housing Development Co.	333 W. Ocean Blvd., 2nd Flr	Long Beach	CA	90802	(562) 570-6926	Diana V. McNeel		(562) 570-6746	Local, regional, national nonprofit org.	X		12/23/98
MARIN	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	<a href="mailto:etloanmach@aol.com">etloanmach@aol.com</a>	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
MARIN	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	<a href="mailto:etloanmach@aol.com">etloanmach@aol.com</a>	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
MONTEREY	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	<a href="mailto:etloanmach@aol.com">etloanmach@aol.com</a>	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
NAPA	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	<a href="mailto:etloanmach@aol.com">etloanmach@aol.com</a>	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
PLACER	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	<a href="mailto:etloanmach@aol.com">etloanmach@aol.com</a>	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SACRAMENTO	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	<a href="mailto:etloanmach@aol.com">etloanmach@aol.com</a>	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SAN FRANCISCO	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	<a href="mailto:etloanmach@aol.com">etloanmach@aol.com</a>	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SAN MATEO	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	<a href="mailto:etloanmach@aol.com">etloanmach@aol.com</a>	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SANTA CLARA	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	<a href="mailto:etloanmach@aol.com">etloanmach@aol.com</a>	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SANTA CRUZ	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	<a href="mailto:etloanmach@aol.com">etloanmach@aol.com</a>	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SOLANO	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	<a href="mailto:etloanmach@aol.com">etloanmach@aol.com</a>	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SONOMA	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	<a href="mailto:etloanmach@aol.com">etloanmach@aol.com</a>	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SAN DIEGO	Civic Center Barrio Housing Corp	1665 E. 4th St, Ste. 210	Santa Ana	CA	92701	(714) 835-0406	Helen Brown	<a href="mailto:ccbhc@msn.com">ccbhc@msn.com</a>	(714) 835-7354	Local, regional, national public agency	X		12/24/98
ORANGE	Civic Center Barrio Housing Corp.	1665 E. 4th St, Ste. 210	Santa Ana	CA	92701	(714) 835-0406	Helen Brown	<a href="mailto:ccbhc@msn.com">ccbhc@msn.com</a>	(714) 835-7354	Local, regional, national public agency	X		12/24/98
RIVERSIDE	Neighborhood Housing Services of the Inland Empire, Inc.	1390 North D St	San Bernardino	CA	92405	(909) 884-8891	Edward Moncrief	<a href="mailto:edward@nhsie.org">edward@nhsie.org</a>	(909) 884-8893		X		12/24/98
SAN BERNARDINO	Neighborhood Housing Services of the Inland Empire, Inc.	1390 North D St	San Bernardino	CA	92405	(909) 884-8891	Edward Moncrief	<a href="mailto:edward@nhsie.org">edward@nhsie.org</a>	(909) 884-8893		X		12/24/98
SAN MATEO	Palo Alto Housing Corp	725 Alma St	Palo Alto	CA	94301	(650) 321-9709	Marlene H. Prendergast		(650) 321-4341	Local, regional, national nonprofit org.	X		12/24/98
SANTA CLARA	Palo Alto Housing Corp	725 Alma St	Palo Alto	CA	94301	(650) 321-9709	Marlene H. Prendergast		(650) 321-4341	Local, regional, national nonprofit org.	X		12/24/98
SANTA CLARA	South County Housing, Inc	7455 Camel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	<a href="mailto:jan@scounty.com">jan@scounty.com</a>	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
SANTA CRUZ	South County Housing, Inc	7455 Camel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	<a href="mailto:jan@scounty.com">jan@scounty.com</a>	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
MONTEREY	South County Housing, Inc.	7455 Camel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	<a href="mailto:jan@scounty.com">jan@scounty.com</a>	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
SAN BENITO	South County Housing, Inc.	7455 Camel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	<a href="mailto:jan@scounty.com">jan@scounty.com</a>	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
RIVERSIDE	BUILD Leadership Development Inc.	1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	<a href="mailto:tlg-build@msn.com">tlg-build@msn.com</a>	(949) 720-7434	Local, regional, national nonprofit org.	X		12/29/98
SAN BERNARDINO	BUILD Leadership Development Inc.	1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	<a href="mailto:tlg-build@msn.com">tlg-build@msn.com</a>	(949) 720-7434	Local, regional, national nonprofit org.	X		12/29/98
SAN FRANCISCO	BUILD Leadership Development Inc.	1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	<a href="mailto:tlg-build@msn.com">tlg-build@msn.com</a>	(949) 720-7434	Local, regional, national nonprofit org.	X		12/29/98
SACRAMENTO	Sacramento Valley Organizing Community	3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	<a href="mailto:soocl@pacbell.net">soocl@pacbell.net</a>	(916) 457-0207	Local, regional, national nonprofit org.	X		12/29/98
SOLANO	Sacramento Valley Organizing Community	3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	<a href="mailto:soocl@pacbell.net">soocl@pacbell.net</a>	(916) 457-0207	Local, regional, national nonprofit org.	X		12/29/98
YOLO	Sacramento Valley Organizing Community	3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	<a href="mailto:soocl@pacbell.net">soocl@pacbell.net</a>	(916) 457-0207	Local, regional, national nonprofit org.	X		12/29/98
SOLANO	Fairfield Redevelopment Agency, Planning Department	1000 Webster St., 2nd Floor	Fairfield	CA	94533	(707) 428-7688	Lark Solis	<a href="mailto:lsolis@ci.fairfield.ca">lsolis@ci.fairfield.ca</a>	(707) 428-7621	Local, regional, national nonprofit org.	X		1/5/99
SAN FRANCISCO	Bernal Heights Neighborhood Center	515 Cortland Ave	San Francisco	CA	94110	(415) 206-2140	Housing Director		(415) 648-0793	Local, regional, national nonprofit org.	X		1/8/99
SAN FRANCISCO	Mission Housing Development Corp	474 Valencia St, Ste. 280	San Francisco	CA	94103	(415) 884-6432	Philip Dockow		(415) 884-0378	Local, regional, national nonprofit org.	X		1/8/99



County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
STANISLAUS	Modesto Redevelopment Agency	940 11th St	Modesto	CA	95355	(209) 577-5247	Bill Cooper	<a href="mailto:bcooper@ci.modesto.ca.us">bcooper@ci.modesto.ca.us</a>	(209) 544-3982	Local, regional, national nonprofit org.	X		1/8/99
SAN FRANCISCO	Chinatown Community Development Center	1525 Grant Ave	San Francisco	CA	94133	(415) 984-1450	Joanne Lee	<a href="mailto:cchd@hooked.net">cchd@hooked.net</a>	(415) 984-1494	Local, regional, national nonprofit org.	X		1/11/99
LOS ANGELES	Korean Youth & Community Center, Inc. (KYCC)	680 S. Wilton Place	Los Angeles	CA	90005	(213) 385-7400	Jimmy Lee		(213) 353-1280	Local, regional, national nonprofit org.	X		1/19/99
SOLANO	Pacific Community Services, Inc.	329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	<a href="mailto:Pacomseru@aol.com">Pacomseru@aol.com</a>	(925) 439-0831	Local, regional, national nonprofit org.	X		1/21/99
SONOMA	Pacific Community Services, Inc.	329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	<a href="mailto:pacomseru@aol.com">pacomseru@aol.com</a>	(925) 439-0831	Local, regional, national nonprofit org.	X		1/21/99
SAN DIEGO	Bayview CDC	5100 Federal Blvd, 2nd Floor	San Diego	CA	92105	(619) 262-8403	Stasi Williams		(619) 262-7836	Local, regional, national nonprofit org.	X		5/19/99
STANISLAUS	Housing Authority of the County of Stanislaus	P.O. Box 581918	Modesto	CA	95358	(209) 523-0705	Rich Chubon	<a href="mailto:Rchubon@stancoha.net">Rchubon@stancoha.net</a>	(209) 522-8637	Local, regional, national nonprofit org.	X		6/10/99
SAN DIEGO	San Diego Co. Dept. of Housing & Cmty Development	3999 Ruffin Road	San Diego	CA	92123	(858) 694-4805	Alfredo Ybarra	<a href="mailto:aybarrod@co.san-diego.ca.us">aybarrod@co.san-diego.ca.us</a>	(858) 694-4871	Local, regional, national nonprofit org.	X		9/19/00
SACRAMENTO	Norwood Family Housing	630 I Street, Second Floor	Sacramento	CA	95814	(916) 440-1328	Darren Bobrowsky	<a href="mailto:dbobrowsky@shra.org">dbobrowsky@shra.org</a>	(916) 442-8736	Local, regional, national nonprofit org.	X		1/9/02
SONOMA	Divine Senior Apartments	P.O. Box 148	Occidental	CA	95465	(707) 874-3538	Richard W. Blanz		(707) 874-3538	Local, regional, national nonprofit org.	X		5/29/03
LOS ANGELES	Francis R. Hardy, Jr.	2735 W. 94th Street	Inglewood	CA	90305	(323) 756-6533	Francis R. Hardy, Jr.		(323) 756-6533				9/18/03
LOS ANGELES	Many Mansions, Inc.	1459 E. Thousand Oaks Blvd., Ste. C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin	<a href="mailto:danhardy@west.net">danhardy@west.net</a>	(805) 496-4948	Local, regional, national nonprofit org.	X		4/28/04
SANTA BARBARA	Many Mansions, Inc.	1459 E. Thousand Oaks Blvd., Ste. C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin	<a href="mailto:danhardy@west.net">danhardy@west.net</a>	(805) 496-4948				4/28/04
VENTURA	Many Mansions, Inc.	1459 E. Thousand Oaks Blvd., Ste. C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin	<a href="mailto:danhardy@west.net">danhardy@west.net</a>	(805) 496-4948	Local, regional, national nonprofit org.	X		4/28/04
LOS ANGELES	Winnetka King, LLC	23586 Calabasas Road, Ste. 100	Los Angeles	CA	91302	(818) 222-2800	Rick Macaya		(818) 222-2800				4/28/04
LOS ANGELES	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
ORANGE	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
RIVERSIDE	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600x	Todd Cottle		(714) 242-2092		X		6/10/05
SAN BERNARDINO	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
SAN DIEGO	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
LOS ANGELES	Home and Community	2425 Riverside Place	Los Angeles	CA	90039	(213) 910-9738	Sabrina Williams		(213) 913-5819				11/28/05
LOS ANGELES	Hart Community Homes	2807 E. Lincoln Ave	Anaheim	CA	92086	(714) 630-1007	William Hart		(714) 630-3714		X		12/27/05
ORANGE	Hart Community Homes	2807 E. Lincoln Ave	Anaheim	CA	92086	(714) 630-1007	William Hart		(714) 630-3714		X		12/27/05
LOS ANGELES	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
ORANGE	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
RIVERSIDE	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
SAN BERNARDINO	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
SAN DIEGO	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
LOS ANGELES	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
ORANGE	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
RIVERSIDE	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
SAN BERNARDINO	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
SAN DIEGO	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
LOS ANGELES	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
ORANGE	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
RIVERSIDE	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
SAN BERNARDINO	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
VENTURA	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
LOS ANGELES	Clifford Beers Housing, Inc.	1200 Wilshire Blvd. Ste. 205	Los Angeles	CA	90017		James Bonar		(213) 316-0111		X		5/3/07
MONTEREY	CHISPA Inc.	295 Main Street, Suite 100	Salinas	CA	93901	(831) 757-6251	Normond V. Kolpin		(831) 757-7537				5/29/08
ALL COUNTIES	Allied Pacific Development, LLC	169 Saxony Road, Suite 103	Encinitas	CA	92024	(760) 557-1480			(760) 557-1480		X		5/27/10
ALL COUNTIES	Belveron Real Estate Partners, LLC	268 Bush St., #3534	San Francisco	CA	94104	(415) 273-6801			(415) 520-5688		X		5/27/10
ALL COUNTIES	Richman Group of California, LLC.	21520 Yorba Linda Blvd, Suite G-548	Yorba Linda	CA	92887	(714) 837-6138	Pamela Mikus	<a href="mailto:MikusP@therichmangroup.com">MikusP@therichmangroup.com</a>			X		5/28/10
ALL COUNTIES	Renaissance Housing Communities	110 Pacific Avenue, Suite 292	San Francisco	CA	94111	(415) 0419-4027	David Silver		(415) 789-448		X		8/9/10
LOS ANGELES	CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
ORANGE	CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
RIVERSIDE	CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
SAN BERNARDINO	CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
ALL COUNTIES	WNC Community Preservation Partners, LLC	17782 Sky Park Circle	Irvine	CA	92620	(714) 862-5565			(714) 862-4412		X		3/3/11
ALL COUNTIES	Highland Property Development, LLC	250 W. Colorado Bv. Suite 210	Arcadia	CA	91007	(626) 898-6357	Paul Patierno	<a href="mailto:p.patierno@highlandcompanies.com">p.patierno@highlandcompanies.com</a>	(626) 898-6365	Profit-motivated individual or organization			9/27/16
ALL COUNTIES	GAL Affordable LP	250 W. Colorado Bv. Suite 210	Arcadia	CA	91007	(626) 898-6357	Paul Patierno		(626) 898-6365	Profit-motivated individual or organization			10/24/16
ALL COUNTIES	Eden Housing, Inc.	22845 Grand Street	Hayward	CA	94541	(510) 582-1460	Andrea Osgood	<a href="mailto:aosgood@edenhousing.org">aosgood@edenhousing.org</a>	(510) 582-6523	Local, regional, national nonprofit org.	X		11/8/16
LOS ANGELES	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
ORANGE	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
RIVERSIDE	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
SAN BERNARDINO	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
VENTURA	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
SAN DIEGO	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/7/17

<u>County</u>	<u>Organization</u>	<u>Address</u>	<u>City</u>	<u>ST</u>	<u>Zip</u>	<u>Phone Number</u>	<u>Contact Person</u>	<u>E-Mail Address</u>	<u>FAX Number</u>	<u>Type of Organization</u>	<u>Confirm</u>	<u>Date Revised</u>	<u>List Added</u>
ALL COUNTIES	Colrich Multifamily Investments, LLC	444 West Beach St.	San Diego	CA	92101	(858) 490-2300	Danny Gabriel	<a href="mailto:dannyg@colrich.com">dannyg@colrich.com</a>	(858) 490-0264	Profit-motivated individual or organization			4/16/18
SAN FRANCISCO	MOHCD City and County of San Francisco	One South Van Ness, Fifth Floor	San Francisco	CA	94103	(415) 701-5619	Lisa Motoyama	<a href="mailto:lisa.motoyama@sfgov.org">lisa.motoyama@sfgov.org</a>	(415) 701-5501	Local, regional, national public agency			
LOS ANGELES	Santa Fe Art Colony Tenants Association	2415 S. Santa Fe Avenue, Unit 2	Los Angeles	CA	90058	(310) 663-6665	Sylvia Tidwell	<a href="mailto:sylvia@sylviatidwell.net">sylvia@sylviatidwell.net</a>		Tenants' Association			
ALL COUNTIES	Standard Property Company, INC. (DBA Standard Commu	1901 Avenue of the Stars, Suite 395	Los Angeles	CA	90067	(310) 553-5711	Brad Martinson	<a href="mailto:bmartinson@standard-companies.com">bmartinson@standard-companies.com</a>	(310) 551-1666	Profit-motivated individual or organization			6/4/18







1201 Civic Center Boulevard | Yuba City, CA 95993 | [www.yubacity.net](http://www.yubacity.net)

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## ATTACHMENT 2

August 2021 | General Plan EIR Addendum

**ADDENDUM TO THE GENERAL PLAN EIR**  
SCH No. 2001072105  
FOR THE  
**2021–2029 HOUSING ELEMENT UPDATE**  
City of Yuba City

*Prepared for:*

**City of Yuba City**  
Benjamin Moody  
Development Services Director  
1201 Civic Center Boulevard  
Yuba City, California 95993  
530.822.3231

*Prepared by:*

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Folsom, California 95630  
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info@placeworks.com  
www.placeworks.com



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# 1. Addendum to the Adopted General Plan EIR

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## 1.1 BACKGROUND

The proposed 2021–2029 Housing Element (proposed project) will replace the existing 2013–2021 Housing Element and serve as the City of Yuba City’s (City’s) guiding policy document that meets future needs of housing for all the City’s economic levels. The Housing Element is one of eight elements of the City’s General Plan.

The General Plan is the foundation development policy document for Yuba City. It defines the framework by which the physical, economic, and human resources of the city are to be managed and used over time. The General Plan acts to clarify and articulate the intentions of the City with respect to the rights and expectations of the public, property owners, and prospective investors and business interests. The General Plan informs these citizens of the goals, objectives, policies, and standards for development of the city and the responsibilities of all sectors in meeting these. While the General Plan Environmental Impact Report (EIR) did not specifically address the Housing Element, the policies in the General Plan address the physical impacts resulting from development in Yuba City.

As a policy document, the Housing Element does not result in physical changes to the environment but encourages the provision of affordable housing within the housing development projected within the existing land use designations in the Land Use Element of the General Plan. None of the policies in the proposed project would change the existing land use pattern, as established by the General Plan and evaluated in the General Plan EIR. All future construction within Yuba City must comply with the General Plan, zoning ordinance, state and federal permits, and local development standards. In addition, future discretionary actions (e.g., use permits, site plan review) require independent and project-specific environmental review to comply with the California Environmental Quality Act (CEQA).

This document serves as the environmental documentation for the City’s proposed 2021–2029 Housing Element update. This addendum to the City of Yuba City’s General Plan EIR, certified in February 2004 (State Clearinghouse Number 2001072105), demonstrates that the analysis in that EIR adequately addresses the potential physical impacts associated with implementation of the proposed project, and the proposed project would not trigger any of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration.

## 1.2 GENERAL PLAN EIR

The General Plan EIR addresses potentially significant impacts related to land use, transportation, open space and agriculture, parks and recreation, schools and community facilities, public facilities and utilities, air quality, noise, public safety, hazardous materials, geology, soils and seismicity, biological resources, hydrology, flooding and water quality, and cultural resources. The General Plan policies identified in the General Plan EIR reduce significant impacts to a less than significant level for the following environmental topic areas: land use, transportation, parks and recreation, schools and community facilities, public facilities and utilities, noise, public

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safety, hazardous materials, geology, soils and seismicity, biological resources, hydrology, flooding and water quality, and cultural resources.

The General Plan EIR determined that implementation of the General Plan would result in significant and unavoidable impacts to the following environmental topics.

- Open Space and Agriculture
  - Impact 3.3-a: New development under the General Plan will convert open space and Prime Farmland, Unique Farmland, Grazing Farmland or Farmland of Statewide Importance to nonagricultural uses.
- Air Quality
  - Impact 3.7-a: Development under the General Plan could lead to increased emissions of carbon monoxide and ozone precursors that exceed air district thresholds and cause degradation of local air quality.

### 1.3 PROJECT SUMMARY

CEQA requires the City to evaluate the environmental impacts associated with changes to the environment. In this instance, most of the goals, policies, and programs from the previous Housing Element are continued through to the proposed 2021–2029 Housing Element. Table 1-1 includes the changes in goals or policies between the existing 2013–2021 Housing Element and the proposed 2021–2029 Housing Element. Modifications to the existing policies are identified in the text following Table 1-1.



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**Table 1-1 Summary of Program Changes Between Existing Housing Element and 2021–2029 Housing Element**

Programs	Implementation Status	Continue/Modify/Delete
<p><b>H-A-1</b></p> <p>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. This includes continuing to offer Single-Family and Multi-Family Rehabilitation Programs and continuing to partner with a rehabilitation housing consultant to offer the Housing Rehabilitation Program. Conduct a Housing Condition Survey prior to completion of the 6th cycle Housing Element update.</p>	<p>The City met periodically with the Regional Housing Authority's rehabilitation consultant to target efforts as a part of their ongoing partnership. The Regional Housing Authority continued to offer the Housing Rehabilitation Program for single-family housing. Over the planning period, 15 homes were rehabilitated through the Housing Rehabilitation Program. The City received Community Development Block Grant (CDBG) funding in 2018 (\$650,001), 2019 (\$647,714), and 2020 (\$666,760) to provide rehabilitation loans, among other activities.</p> <p>The City has not received any recent requests to assist with multifamily rehabilitations.</p> <p>In 2018, the City received HOME funds (\$500,000), a portion of which supported rehabilitation loans.</p> <p>The Housing Condition Survey was not completed. The City continues to monitor housing conditions through Code Enforcement and the Building Department.</p>	<p>Modify and continue as Program H-A-1: Conservation of Existing Housing.</p>
<p><b>H-A-2</b></p> <p>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:</p> <p>Amend the zoning code to allow second family residences (second units) ministerially in the R-2 and R-3 zones per state law.</p>	<p>The City amended the zoning code to allow accessory dwelling units (ADUs; second units) ministerially in the R-2 and R-3 zoning districts to comply with state law.</p>	<p>Modify and continue as Program H-A-2: Accessory Dwelling Units. The City will continue to monitor all state ADU laws and update the zoning code as needed. City will promote ADU construction.</p>
<p><b>H-A-3</b></p> <p>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. SROs are one housing type appropriate for extremely low-income households.</p>	<p>The City has not yet amended the zoning code to allow single-room-occupancy (SRO) housing in the C zoning district.</p>	<p>Combine with Program H-D-4, Program H-D-5 and Program H-D-9 and continue as Program H-D-3: Facilitate Construction of Special-Needs Housing.</p>
<p><b>H-A-4</b></p> <p>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:</p>	<p>The zoning code allows density bonuses. In 2021, the City approved a multifamily housing project with 176 units through a density bonus. This project, Richland Village, is on 170 Bernard Drive abutting the Sutter County Airport property. It will include 8 multiunit buildings with a community center. Staff continues to encourage the development of a diversity of housing types by promoting alternative development opportunities such as density bonuses when they meet with interested developers.</p>	<p>Modify and continue as Program H-A-3: Facilitate a Variety of Housing Types.</p>

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Programs	Implementation Status	Continue/Modify/Delete
<ul style="list-style-type: none"> <li>Provide density bonuses in accordance with Sections 65915 through 65918 of the California Government Code.</li> <li>Continue to negotiate alternative development standards such as alternative parking standards, street improvement standards, maximum density, and lot coverage.</li> </ul>		
<b>H-A-5</b> 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.	The zoning code regulates condominium conversions in accordance with the intent of this program.	Delete.
<b>H-B-1</b> 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.	The City has continued to apply for HOME and CalHome funding. In 2018, the City received HOME funds (\$500,000), a portion of which supported first-time homebuyer loans. During the planning period, 16 first-time homebuyers were assisted with loans.	Modify and continue as Program H-B-1: First-Time Home Buyers Program.
<b>H-B-2</b> 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.	The City continued to work with Regional Housing Authority to expand the use of Housing Choice Vouchers (Section 8) in Yuba City. Through its partnership with the Regional Housing Authority, Yuba City increased housing opportunities for Housing Choice Vouchers. At the time of this update, there are 576 vouchers in use in Yuba City. There were no Article 34 referendum requests made during the planning period.	Modify and continue as Program H-B-2: Housing Choice Voucher Program.
<b>H-B-3</b> 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. <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ul>	The City maintained updated lists of affordable units, contacted owners, and worked with nonprofits. The 153 units that were at risk during the 2013–2021 planning period did not convert to market rate. The City continues to monitor the status of affordable units.	Modify and continue as Program H-B-3: At-Risk Housing Units.

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Programs	Implementation Status	Continue/Modify/Delete
<b>H-C-1</b> 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.	The Housing Element Land Inventory Map is available at the City's Planning Department, and staff are available to discuss infill sites as developers inquire; this is common practice at the City.	Delete.
<b>H-C-2</b> 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.	The City annexed 233.1 acres of land from the County and worked with the Sacramento Area Council of Governments (SACOG) to adjust the Regional Housing Needs Allocation (RHNA) as necessary. In the 2013-2021 projection period, the adjustment was 2,679 units. In the 2021-2029 projection period, the adjustment is 3,308 units.	Delete. The County does not have any annexations planned during the 6th cycle projection period.
<b>H-C-3</b> 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.	The annexations that took place during the planning period consisted of pre-existing developed properties and did not include any planned affordable housing projects.	Modify to continue to collaborate with Sutter County on joint funding strategies for affordable housing and continue as Program H-C-1: Regional Approach to Affordable Housing.
<b>H-C-4</b> 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.	The City continues to monitor sites to ensure there are sufficient sites to meet the RHNA.	Delete. The city has sufficient sites within the city limits and does not need to monitor sites within the sphere of influence (SOI).
<b>H-C-5</b> 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: <ul style="list-style-type: none"> <li>• Allow affordable projects to exceed the maximum height limits.</li> <li>• Lessen set-backs.</li> <li>• Reduce parking requirements.</li> </ul> The City will also consider offsetting fees (when financially feasible).	The City did not receive any projects that proposed lot consolidation to develop multifamily development. The City did not hold formal annual meetings with local developers to discuss development opportunities but was and is available to discuss sites upon developer inquiries. The City will continue to encourage lot consolidations and promote incentives to support the development of multifamily housing.	Continue as Program H-C-2: Lot Consolidation for Multifamily Development.

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Programs	Implementation Status	Continue/Modify/Delete
<p><b>H-C-6</b></p> <p>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 with an 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.</p> <p>The City will amend the LESP to require a minimum density of 20 units per acre and allow residential uses only on enough acres to ensure a minimum of 529 units will be developed on sites zoned medium high density to accommodate the identified shortfall of units affordable to lower-income households.</p> <p>The City has worked with the Sutter County Local Agency Formation Commission (LAFCO) on the proposed annexation and will continue to work with the property owners to move towards annexation of the LESP area.</p> <p>To ensure adequate sites are available throughout the planning period to meet the City’s RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City’s RHNA.</p> <p>The LESP area represents an important opportunity for higher density sites. As part of the inventory monitoring, the City will specifically review progress in annexing these areas annually. If the annexation is not completed, the City will identify and rezone adequate sites to meet the lower-income RHNA by December 31, 2016.</p> <p>The City will report its progress to HCD on an annual basis in its annual reports, pursuant to Government Code Section 65400.</p>	<p>The Lincoln East Specific Plan (LESP) area was not annexed during the planning period. Previously anticipated development became financially infeasible due to lack of infrastructure, land processing costs, required phasing, and mitigation.</p>	<p>Delete.</p>
<p><b>H-D-1</b></p> <p>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.</p>	<p>The City continues to partner with the Regional Housing Authority to provide affordable housing. The City approved a new, 40-unit apartment complex, New Haven Court, which opened in April 2021. New Haven Court is managed in partnership by Hands of Hope and Sutter-Yuba Behavior Health and provides housing for special-needs populations (chronically homeless and persons with disabilities) earning up to 50% Area Median Income (AMI).</p>	<p>Modify and continue as Program H-D-1: Partner with Housing Advocates.</p>

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Programs	Implementation Status	Continue/Modify/Delete
<b>H-D-2</b> 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.	The Housing Authority takes the lead on farmworker housing in the City. The City continues to support the Housing Authority's efforts. The Housing Authority developed a 10-unit farmworker project in Richland Housing that was completed in 2015. The Housing Authority maintains 190 units of farmworker housing at Richland Farm and an additional 99 beds of migrant worker housing at its Richland Public Housing.	Continue as Program H-D-2: Farmworker Housing.
<b>H-D-3</b> 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.	The City continued to encourage diversity in unit size.	Delete.
<b>H-D-4</b> 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): <ul style="list-style-type: none"> <li>• "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.</li> <li>• "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.</li> </ul> "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.	The City is completing an update to its other General Plan elements and Zoning Code concurrently with this Housing Element update. These definitions will be added as a part of the update process. This program was updated to meet state law requirements.	Combine with Program H-A-3, Program H-D-5 and Program H-D-9 and continue as Program H-D-3: Facilitate Construction of Special-Needs Housing.

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Programs	Implementation Status	Continue/Modify/Delete
<b>H-D-5</b> 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.	The City currently follows the Fair Housing Act and will continue this program to create model ordinance for reasonable accommodations.	Combine with Program H-D-4 and Program H-D-9 and continue as Program H-D-3: Facilitate Construction of Special-Needs Housing.
<b>H-D-6</b> 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 approved a 40-unit apartment complex, New Haven Court, which opened in April 2021 and provides housing to special-needs populations (chronically homeless persons and persons with disabilities) earning less than 50% AMI. The City offered development fee reductions and permitted reduced parking requirements to support the development of the New Haven Court project.	Continue as Program H-D-4: Residential Care Facilities.
<b>H-D-7</b> 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 Development Services 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.	Through its partnership with Regional Housing Authority, Yuba City distributes information on fair housing in English, Spanish, and Punjabi to organizations that work with the general public and represent the building and real estate agencies. The Regional Housing Authority conducts annual fair housing events to raise awareness of fair housing issues. The City complies with fair housing law regarding complaints by referring fair housing cases to the United States Department of Housing and Urban Development's (HUD's) Office of Fair Housing and Equal Opportunity (FHEO), and the California Department of Fair Employment and Housing (DFEH), and nonprofit organizations such as California Rural Legal Assistance (CRLA). Yuba City has not tracked how many cases were referred during the previous planning period but will continue to refer fair housing cases.	Revise to address AB 686 and continue as Program H-F-1: Affirmatively Furthering Fair Housing.

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Programs	Implementation Status	Continue/Modify/Delete
<b>H-D-8</b> <p>The City will work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for seniors, large families, female headed households, female-headed households with children, persons with disabilities and developmental disabilities, extremely low-income households, 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, as appropriate, the City will apply or support others' applications for funding under state and federal programs designated specifically for special needs groups and other lower-income households such as seniors, persons with disabilities, extremely low-income households, and persons at risk for homelessness.</p>	<p>The City approved a 40-unit apartment complex, New Haven Court, which opened in April 2021 and provides housing to special-needs populations (chronically homeless persons and persons with disabilities) earning less than 50% AMI. The City offered development fee reductions and permitted reduced parking requirements to support the project.</p> <p>In January 2021, the City approved a 176-unit affordable apartment complex, Richland Village Project, to house individuals and families earning up to 60% AMI. The City offered reduced development impact fees to support the development of this project.</p>	<p>Continue as Program H-D-5: Housing for Special Needs and continue as Program H-D-6: Assistance for Persons with Developmental Disabilities.</p>
<b>H-D-9</b> <p>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.</p>	<p>The City currently allows for farmworker housing and will amend their zoning code to meet state law.</p>	<p>Combine with Program H-A-3, Program H-D-4 and Program H-D-5 and continue as Program H-D-3: Facilitate Construction of Special-Needs Housing.</p>
<b>H-E-1</b> <p>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 Development Services Department counter and on the City's website, and feature energy conservation as an important part of the annual Housing Fair.</p>	<p>The City developed marketing material through the Sutter-Butte Energy Program to provide energy conservation to community members from 2013 to 2017. The marketing materials were included with water bills, provided as counter brochures, and promoted in a social media campaign. Additionally, the City distributed energy conservation information at multiple annual events, including the Yuba-Sutter Fair, Downtown Summer, and Winter Stroll.</p>	<p>Combine with Program H-E-2, and continue as Program H-E-1: Energy Efficiency.</p>
<b>H-E-2</b> <p>Encourage participation in PG&amp;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 Development Services Department counter, on the City's web site, and at the annual Housing Fair.</p>	<p>Through its participation in the Local Governments Partnership with PG&amp;E and the Sutter Butte Energy Watch, the City encouraged participation in PG&amp;E's Community Resource Project, home energy audits, weatherization, and minor home repair programs. Marketing materials were included in water bills, provided as counter brochures, and promoted in social media campaigns. Additionally, the City distributed weatherization information at multiple annual events, including the Yuba-Sutter Fair, Downtown Summer, and Winter Stroll.</p>	<p>Combine with Program H-E-1, and continue as Program H-E-1: Energy Efficiency.</p>

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As shown in Table 1-1, the proposed 2021–2029 Housing Element consolidates many programs from the previous Housing Element to aid in implementation and eliminate redundancy. The following 13 amended programs are included in the proposed 2021–2029 Housing Element (Note: the following programs are modified using *italic underline* or ~~strikeout~~ to indicate changes to the amended programs):

- **Program H-A-1: *Conservation of Existing Housing.***

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. This includes continuing to offer Single-Family and ~~Multi-Family~~ *Multifamily* Rehabilitation Programs and continuing to partner with a rehabilitation housing consultant to offer the Housing Rehabilitation Program. ~~Conduct a Housing Condition Survey prior to completion of the 6th cycle Housing Element update.~~ *The City will explore the feasibility of allowing the Owner Occupied Rehabilitation Program to pay for solar panels for low-income households, particularly seniors. Additionally, the City will meet with the Regional Housing Authority to identify and apply for funding opportunities to provide relocation assistance to residents at risk of displacement due to rehabilitation needs. The City will collaborate with the Housing Authority to target efforts in the rehabilitation assistance programs in areas of concentrated poverty, particularly in low resource areas, to reduce displacement risk for lower-income households due to housing condition or cost of repairs. The City will provide marketing materials in languages other than English, as needed. The City will create a program to prevent displacement and mitigate relocation impacts as a result of code enforcement activities.*

- **Program H-A-2: *Accessory Dwelling Units.***

Continue the City's policy ~~which~~ *that* allows for ~~second family residences~~ *accessory dwelling units (ADUs)* 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:~~ *ADUs and Junior ADUs (JADUs) in all zones where residential structures are allowed (R-1, R-2, R-3, C-1, C-2, C-3, and C-O), in accordance with Assembly Bill (AB) 2299 and Senate Bill (SB) 1069. The City will also promote ADU construction through informational brochures on the permitting process and benefits of second-unit development that will be available at City buildings and on the City's website. The City will identify and offer incentives for ADU development. The City will provide preapproved ADU plans. The City will emphasize the benefits of ADUs to property owners in high resource areas to encourage construction in these areas to improve mobility options for lower-income households and to increase housing supply to meet shortages of affordable units and housing overall as a result of displacement due to the Camp Fire. The intent of increasing the supply of ADUs is to aid in reducing displacement risk due to housing supply and costs.*

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

- **Program H-A-4: *Facilitate a Variety of Housing Types.***

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



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the higher end of the density range in land designated as low/medium and medium/high density residential in the General Plan, with a special emphasis on high opportunity areas, 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 increased height limits, alternative parking standards, street improvement standards, maximum density, and lot coverage.
- The City will encourage construction of affordable housing at a range of densities throughout the city to combat the concentration of lower-income households downtown, improve housing mobility opportunities, and increase the supply of subsidized units in high resource areas.

### ■ **Program H-B-1: First-Time Home Buyers Program.**

The City will continue to apply for additional funding, as funding becomes available, to support the Regional Housing Authority's First-Time Home Buyer Program to encourage and facilitate the purchase of affordable housing units by low-income households ~~through the First-Time Home Buyers Program.~~ To assist low-income first-time home buyers to be purchase ready, the City will promote the free HUD-certified homebuyer courses that are offered locally. The City will provide materials in languages other than English, as requested. To encourage housing mobility, the City will collaborate with the Housing Authority to encourage use of the program in areas of high opportunity and resources and will assist first-time home buyers in locating housing in high resource areas. Also, as a part of Program H-F-1, the City will support non-profit organizations in their efforts to combat lending practices that disproportionately impact people in protected classes including race, color, national origin, religion, sex, age, or disability.

### ■ **Program H-B-2: Housing Choice Voucher Program.**

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 an increase in the number of these types of households receiving rental assistance through Tenant Based Rental Assistance via HOME. Additionally, the City will direct residents of "at risk" units to obtain Section 8 vouchers to assist with connecting them with housing opportunities throughout Yuba City.

As City resources allow, to enhance housing mobility and access to higher opportunity areas, the City will:

- Conduct outreach to property managers in high resource areas with a low percent of vouchers to provide education on source of income discrimination and voucher programs and to encourage them to accept Section 8 assistance.
- Compile information on organizations that provide pre- and post-move services to voucher holders.
- Collaborate with high performing school districts to attract a diversity of staff to serve lower income students particularly in low resource areas with high rates of diversity.
- Encourage collaboration between local governments and community land trusts as a mechanism to develop affordable housing in higher-opportunity areas.
- Post information on the City's website, including city-wide affordable rental registries.

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### ■ **Program H-B-3: *At-Risk Housing Units.***

~~Continue to monitor federal, state, and locally funded. State law requires jurisdictions to provide a program in their housing elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. Units that are considered "at-risk" are subsidized low-income housing projects whose subsidized contract expires within 10 years, putting the units at risk of being converted to market-rate and being lost as affordable housing. While there are no units whose contract is set to expire within 10 years, the Sutter Village and Live Oak Apartments have Section 8 contracts that require annual review and are therefore considered "at-risk." Given this, there are 109 units at risk of conversion to market rate. There are 153 units at risk during the 2013-2021-2029 planning period.~~

~~The City will continue to regularly refer to the list that the Housing Authority maintains of all dwellings within the city that are subsidized by government funding or low-income housing developed through local regulations or incentives. The City will contact all property owners within three years of affordability expiration to discuss the City's desire to preserve complexes as affordable housing and ask them to provide at least two years' notice prior to the conversion of any units for lower-income households to market-rate units. Participation from agencies interested in purchasing and/or managing at-risk units will be sought. Coordinate with owners of expiring subsidies to ensure tenants receive the required notices at 3 years, 6 months, and 12 months, per state law. The City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law. The City shall contact entities such as California Rural Legal Assistance (CRLA) to assist renters.~~

~~If the City learns of any unexpected potential conversions or changes in ownership, 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.~~
- ~~○ Meet with the owners (or their representatives) of the subsidized rental housing developments that are facing unexpected risk to the affordable units in a timely fashion, to discuss their plans for maintaining, converting, or selling their properties. If any of the owners indicate that the affordability of the units is at risk of conversion to market rate housing or that the owner intends to sell the property, the City will seek to facilitate the acquisition of the property by another for-profit or nonprofit entity to preserve the rental units as affordable housing. The City will not take part directly in negotiations regarding the property but will apply for state or federal funding on behalf of an interested nonprofit entity, if necessary, to protect the affordability~~

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*of the rental units. The City will request that the property owners provide evidence that they have complied with state and federal regulations regarding notice to tenants and other procedural matters related to conversion.*

- *Work with the Housing Authority to ensure that low-income tenants displaced as a result of a conversion receive priority for federal housing vouchers.*
- *Ensure that tenants are adequately notified throughout the preservation/acquisition process as to the status of their housing units, impacts of the ownership change or preservation process on occupancy and rents, their rights and responsibilities as tenants, and who to contact with questions or concerns. The City will work with the responsible entity (whether the existing property owner, the Housing Authority, a nonprofit entity, or a new for-profit entity) to distribute information and conduct tenant meetings, as needed, to keep residents informed of the preservation process, tenant options, and what to expect once the process has been completed.*

### ■ **Program H-C-31: Regional Approach to Affordable Housing.**

To continue to meet affordable housing needs, *the City will work with* Sutter County ~~will~~ *to* 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~~ *develop* joint funding strategies *to subsidize and support the construction of affordable housing.*

### ■ **Program H-D-1: Partner with Housing Advocates.**

Continue and expand, where feasible, partnerships with for-profit or nonprofit housing organizations ~~to provide affordable housing, including the Regional Housing Authority, to provide affordable housing for special-needs groups, including but not limited to low, very-low and extremely-low-income households.~~ Consider contracting with additional organizations to provide housing services and information for special-needs groups ~~within the City.~~ *needs groups within the city. Work with service providers so that City staff can engage directly with their clients to hear first-hand the needs of the residents in Yuba City. Meet with organizations to identify sites for affordable housing in high resource areas and provide technical assistance, when requested, in identifying funding to subsidize units. Increasing the supply of affordable housing and focusing this development in high resource areas will combat concentrations of lower-income households that currently exists in downtown and will provide opportunities for housing mobility.*

### ■ **Program H-D-7 H-F-1: Affirmatively Furthering Fair Housing.**

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 Development Services 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.~~

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Implement the City's Analysis of Impediments to Fair Housing Choice (AI), adopted in 2020, to address disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, sex, national origin, familial status, disability, gender, gender identity, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information as protected categories by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

The City also identified barriers to fair housing through the Fair Housing Assessment (see Section 4, Assessment of Fair Housing). Specific actions the City may take to address the identified barriers, and foster an inclusive community, include:

- Implement Programs H-A-1 and H-A-2 to affirmatively further fair housing, including targeting community revitalization through place-based programs, enhancing mobility between neighborhoods, and developing strategies to reduce displacement risk in areas with a higher concentration of lower-income households and overpayment (e.g., Programs H-B-1, H-B-2, H-D-1) and facilitating affordable housing in high opportunity areas (e.g., Programs H-A-2, H-A-3, and H-C-5).
- Support nonprofit organizations in their efforts to combat lending practices that disproportionately impact people in protected classes including race, color, national origin, religion, sex, age, or disability. Meet with non-profits annually.
- Include residents from areas of concentrated poverty to serve on boards, committees, task forces and other local government decision-making bodies each time a vacancy is filled.
- Each time a housing project is proposed that may influence a particular group or neighborhood, the City will make efforts to distribute information on the project to ensure that the group or neighborhood is made aware of the project and the process and has the opportunity to respond.
- Incentivize construction of multiple-family housing with three- and four-bedroom units for large families by prioritizing projects that include three or more bedrooms and providing incentives, such as fee waivers when funding is available, deferrals, or reduced parking on a project-specific basis.
- As complaints or inquiries are received, continue to refer fair housing matters to HUD's Office of Fair Housing and Equal Opportunity (FHEO), and the California Department of Fair Employment and Housing (DFEH), and nonprofit organizations such as California Rural Legal Assistance (CRLA).
- Meet biannually with fair housing enforcement organizations and agencies to identify any patterns or dominant fair housing issues in the city and discuss strategies to address these.
- By December 2021, make materials on fair housing laws available at public locations, such as the library, grocery stores, and City Hall. Update materials annually, or as needed.
- Ensure non-English-speaking applicants have access to programs through advertising and outreach, including accommodation for translation services.
- Ensure that City-funded activities are dispersed throughout the city limits, avoiding concentrations in any particular census tract.
- Apply annually for funding to actively reinvest in the most dilapidated areas of the city.
- Provide biannual training to landlords on fair housing laws, responsibilities, and avoiding discriminatory practices.
- Meet with Yuba City Unified School District by October 2022 to discuss strategies to develop a teacher incentive program to attract and retain high-quality teachers.

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- Promote Sutter County's CalWorks Program through making informational materials available at City buildings and meetings by May 2022 to improve access to employment training, assistance, and job opportunities.
- Within one year of adoption of the Housing Element, create programs to prevent and mitigate displacement:
  - Create a rent stabilization program beyond what is required by California Civil Code 1946.2
  - Create a just cause eviction program to improve tenant stability beyond what is required by California Civil Code 1946.2.
- See also Program H-B-2 for efforts to enhance housing mobility.

Program H-A-3, Program H-D-4, Program H-D-5, and Program H-D-9 were combined and amended as one program – **Program H-D-3: Facilitate Construction of Special-Needs Housing:**

- **Program H-D-3: Facilitate Construction of Special-Needs Housing.** The City will remove barriers for special-needs groups, including but not limited to low, very-low, and extremely-low-income households, by amending the zoning code to address the following:
  - **Transitional and Supportive Housing.** Allow 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. Additionally, permit supportive housing by right in any non-residential or mixed-use zone that permits multifamily (AB 2162, Government Code Section 65583(c)(3)).
  - **Reasonable Accommodation.** In compliance with Government Code Section 65583(c)(3), the City will develop and formalize a process that a person with disabilities will need to go through to make a reasonable accommodation request to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Department of Housing and Community Development (HCD). This information will be available through postings and pamphlets at the City and on the City's website.
  - **Employee Housing.** 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 (Health and Safety Code 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. Add a definition for employee housing to the zoning code.
  - **Single-Room Occupancy Units.** Allow single-room occupancy (SRO) housing without a use permit in commercial zones, as other residential uses are regulated in the City's zoning code (Government Code Section 65583(c)(1)).
  - **Factory Built and Mobile Homes.** Allow Factory Built and Mobile Homes as a principally permitted use in the R-1 zone, per Government Code Section 65852.3.

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- **Emergency Shelter Parking.** The City will review and revise parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the M-1 district, per Government Code Section 65583(a)(4).
- **Low-Barrier Navigation Centers.** Allow low-barrier navigation centers, a type of emergency shelter with wrap-around services, homeless persons by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses, per Government Code Section 65662.
- **Definitions.** Add 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.

The following ten programs are new to the City and are included in the proposed 2021–2029 Housing Element:

- **Program H-A-4: Infrastructure Provision and Financing.**

Minimize infrastructure costs for residential development by identifying infrastructure needs and available sources of funding for infrastructure improvements. The City will analyze existing and potential infrastructure financing measures for their ability to meet infrastructure needs without an adverse impact to housing costs and identify and apply for state or United States Department of Agriculture (USDA) infrastructure funding programs to support improvement efforts. The City shall monitor the cost of infrastructure and associated fees on development to determine whether they impact the production of housing and will develop a strategy to reduce costs for developers, if needed. The City will focus the implementation of this program in areas of concentrated poverty. The City will continue to implement its water fees financing program which provides a method for customers to have the connection and extension fees added to their property taxes as a lien over a 10-year period, along with interest and administrative fees.

- **Program H-A-5: Permit Streamlining Process.**

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The City will establish a written policy or procedure and other guidance as appropriate to specify the Senate Bill 35 (SB 35) streamlining approval process and standards for eligible projects, as set forth under California Government Code Section 65913.4.

### ■ **Program H-A-6: Density Bonus.**

The City will codify the City’s density bonus ordinance in compliance with the state’s density bonus law (Government Code Section 65915, as revised) and will continue to offer specific incentives for the development of individual or group-care housing affordable to seniors and special-needs population through City-specific density bonuses, reduced parking requirements, and development fee reductions for projects in infill locations. The City will promote the availability of density bonuses to affordable housing providers to increase supply of subsidized units and will work with developers to identify sites for high density affordable housing in high resource areas outside of downtown.

### ■ **Program H-A-7: SB 2 Implementation.**

As part of the City’s SB 2 grant workplan, the City plans to complete focused work related to the minor update of the City’s General Plan to align it with current state laws. The update to the General Plan will help the City to establish, adopt, and implement objectives and policies to promote development of more by-right housing and sustainability.

The City plans to use SB 2 funding to further the following tasks related to the General Plan update:

- Community outreach and study sessions to identify updates and policy changes to be addressed.
- Preparation of a background report of existing conditions.
- Update all required elements of the General Plan to meet new state law requirements.
- Review the City’s zoning code to identify immediate and future changes.
- Conduct an environmental analysis and adopt a Supplemental EIR.

### ■ **Program H-A-8: Objective Design Standards.**

As described in Section 6, Constraints, to comply with Government Code Section 65589.5, the City will update subjective design guidelines with objective standards, ensuring a balance between predictability for housing development applicants and flexibility in design choices. Objective design standards are defined in Government Code Sections 65913.4 and 66300(a)(7) as standards that “involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.”

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### ■ **Program H-C-3: Residential Demolitions.**

To mitigate the loss of affordable housing units, new housing developments shall be required to replace all affordable housing units lost due to new development. In accordance with Section 65583.2, subdivision (g), the City will require replacement housing units subject to the requirements of Government Code Section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to:

- Non-vacant sites
- Vacant sites with previous residential uses that have been vacated or demolished.

The City will review options for expanding this program to address displacement in vulnerable areas and will consider implementing additional actions under this program.

### ■ **Program H-C-4: Water and Sewer for Lower-Income Housing.**

In compliance with Chapter 727, Statutes of 2004 (SB 1087), upon completion of the adopted Housing Element, the City will immediately deliver the Housing Element to local water and sewer providers, along with a summary of its regional housing needs allocation. A local government is responsible for immediately distributing a copy of the element to area water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.

### ■ **Program H-C-5: Residential Uses in Non-residential Land Use Designations.**

To increase flexibility in where and how residential uses are allowed, and thus increase mobility opportunities, the City will take a variety of actions. Including:

- The City will remove the use-permit requirement for multifamily development in the C-1 and C-O zones.
- Currently, live/work residential uses are permitted in the General Plan Office and Office Park land use designations. The City commits to updating the General Plan and zoning code to allow additional residential uses in these areas.
- Currently, residential uses are allowed in commercially designated areas if they are above a business. The City will update the General Plan and zoning code to provide greater flexibility in developing residential uses in one or more commercial zones, including allowing a building with all residential uses to occupy a portion of sites and by allowing sites to be developed with projects that are 100 percent residential uses.
- The City will provide incentives for mixed use and residential development in areas with non-residential land uses including offering expedited review process, density bonus, fee deferrals or reductions and modifications to setback, parking and height requirements. To encourage mixed use and residential development in areas with non-residential land uses, the City shall also provide outreach to attract and support affordable housing developers in the city, including developers of senior housing, extremely low-income units, and permanent supportive housing for persons with disabilities and developmental disabilities. The City will monitor the effectiveness of its efforts to offer incentives to developers. If this program is not effective, the City will immediately implement alternative strategies such as



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incorporating feedback from developers on how to better encourage residential development, as well as, considering residential performance standards and rezoning and redesignating sites to residential.

- The City will increase allowable heights in the C-1 zone to remove barriers to residential development.

### ■ **Program H-C-6: Residential By-Right for Developments with 20% Affordable**

To comply with AB 1397, sites with APNs 51-540-039, 51-062-010, 51-040-011 in the land inventory in this 6th cycle Housing Element shall be allowed to be developed for residential use by-right, in accordance with Government Code 65583.2(c). This by-right (without discretionary review) requirement is only for housing developments in which at least 20 percent of the units are affordable to lower-income households. The application of the requirement should not be used to further constrain the development of housing. As such, housing developments that do not contain the requisite 20 percent would still be allowed to be developed according to the underlying (base) zoning. APNs 51-540-039, 51-062-010, 51-040-011 are currently zoned R-3, which does not require a use permit for multifamily housing development.

### ■ **Program H-C-7: 2013-2021 and 2021-2029 Regional Housing Need**

In order to meet state law requirements (Government Code Sections 65583(c)(1)(A) and 65583(c)(1)(B)) to address the 2013-2021 and 2021-2029 RHNA and to ensure a sufficient selection of sites are available for higher density development, the City shall amend the General Plan and the Zoning Codes, as needed, and as detailed in Chapter 5 to provide adequate sites for 208 lower income units at a minimum of 20 dwelling units per acre on certain sites or in certain zones. The City will redesignate/rezone a minimum of 10.4 acres to Medium/High Density Residential - R-3 to meet this need. The sites redesignated/rezoned will allow up to 36 units per acre. At the minimum density of 20 units per acre, the redesignated/rezoned 10.4 acres would yield 208 units. At a realistic capacity of 25 units per acre, the redesignated/rezoned 10.4 acres could accommodate 260 units. The redesignated/rezoned sites must allow owner-occupied and rental multifamily housing “by right” without discretionary review if 20 percent or more of the units in a project proposed on the site are affordable to those with lower incomes. The redesignated/rezoned sites must be able to accommodate a minimum of 16 units per site. At least half (50 percent) of these sites shall be designated/zoned for residential uses only, except that all of the very low and low-income housing need may be accommodated on sites designated for mixed uses if those sites allow 100 percent residential use and require that residential uses occupy 50 percent of the total floor area of a mixed-use project. The applications can be subject to design review as long as the project does not trigger the CEQA review process. Water, sewer and dry utilities are either already available at sites that will be rezoned or the City will plan for extensions so that services will be available as needed.

## 1.4 PURPOSE OF AN EIR ADDENDUM

According to CEQA Guidelines Section 15164(a), an addendum shall be prepared if some changes or additions to a previously adopted EIR are necessary, but none of the conditions enumerated in CEQA Guidelines Sections 15162(a)(1) to (3) calling for the preparation of a subsequent EIR have occurred. As stated in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations):

## 1. Addendum to the Adopted General Plan EIR

When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or negative declaration was adopted, shows any of the following:
  - (a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - (d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The proposed project would not result in any of the conditions outlined in CEQA Guidelines Section 15162(a)(1) to (3), as the proposed changes would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the 2004 General Plan EIR. Accordingly, this checklist provides the substantial evidence required by CEQA Guidelines Section 15164(e) to support the finding that a subsequent EIR is not required and an addendum to the General Plan EIR is the appropriate environmental document to address changes to the proposed project.

As stated in CEQA Guidelines Section 15164 (Addendum to an EIR):

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

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- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

A copy of this addendum, and all supporting documentation, may be reviewed or obtained at the City of Yuba City Planning Department, 1201 Civic Center Boulevard, Yuba City, California 95993.

## 2. CEQA Analysis

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### 2.1 ENVIRONMENTAL ANALYSIS

The General Plan contains policies related to growth and economic development; land use; community design; transportation; parks, schools, and community facilities; public utilities; environmental conservation; and noise and safety. The General Plan is largely designed to be self-mitigating by incorporating policies and implementation measures that address and mitigate related environmental impacts, such as zoning codes and design standards.

As previously described in Section 1.2, the General Plan EIR addresses potentially significant impacts related to land use, transportation, open space and agriculture, parks and recreation, schools and community facilities, public facilities and utilities, air quality, noise, public safety, hazardous materials, geology, soils and seismicity, biological resources, hydrology, flooding and water quality, and cultural resources. Table 1-1 shows that most of the existing Housing Element policies will remain unchanged with the proposed project. The 10 new programs are either informative or would result in no physical change to the environment. The programs were modified to comply with state law, combine programs with similar intent to aid in implementation, or eliminate programs where the City has already completed the identified task.

- Program H-A-1 involves informational changes that include a reference to the City exploring the feasibility of allowing the Owner Occupied Rehabilitation Program to pay for solar panels for low-income households and meeting with the Regional Housing Authority to identify and apply for funding opportunities, collaborating with the Housing Authority to target efforts in the rehabilitation assistance programs in areas of concentrated poverty, providing marketing materials in languages other than English, and creating a program to prevent displacement and mitigate relocation impacts as a result of code enforcement activities.
- Program H-A-2 involves informational changes that include a reference to amending the zoning code to allow ADUs and junior ADUs in all zones where residential structures are allowed, consistent with State law, and promoting ADU construction through informational brochures; it removes a reference to amending the zoning code to allow second family residences ministerially in the R-2 and R-3 zones.
- Program H-A-4 involves informational changes that include a reference to encouraging construction of affordable housing at a range of densities throughout the city to combat the concentration of lower-income households downtown, improving housing mobility opportunities, and increasing the supply of subsidized units in high resource areas.
- Program H-B-1 involves informational changes that include a reference to applying for additional funding to support the Regional Housing Authority's First-Time Home Buyer Program, promoting the free HUD-certified homebuyer courses, providing materials in languages other than English, assisting first time home

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buyers in locating housing in high resource areas, and supporting nonprofit organizations in their efforts to combat lending practices that disproportionately impact people in protected classes.

- Program H-B-2 involves informational changes that include a reference to directing residents of “at risk” units to obtain Section 8 vouchers and enhancing housing mobility and access to higher opportunity areas through a series of actions.
- Program H-B-3 involves informational changes that include a reference to continuing to regularly refer to the list that the Housing Authority maintains of all dwellings within the city that are subsidized by government funding or low-income housing developed through local regulations or incentives, coordinating with owners of expiring subsidies, working with tenants to provide education regarding tenant rights and conversion procedures, and lists a series of actions that the City will take if the City learns of any unexpected potential conversions or changes in ownership; it removes a reference to a series of actions that the City will take to alleviate the loss of units at risk due to conversion to market rate units.
- Program H-C-3 involves informational changes that include the City working with Sutter County and developing joint funding to subsidize and support the construction of affordable housing and remove a reference to annexation agreements and written documents.
- Program H-D-1 involves informational changes that include providing affordable housing for low, very-low and extremely-low-income households and other groups, working with service providers so that City staff can engage directly with their clients, meeting with organizations to identify sites for affordable housing in high resource areas, and providing technical assistance in identifying funding to subsidize units.
- Program H-D-7 involves informational changes that include implementing the City’s Analysis of Impediments to Fair Housing Choice and lists specific actions that the City may take to address barriers to fair housing; it removes a reference to continuing to provide notice and information on fair housing rights, disseminating information in languages other than English, and referring known incidents of discrimination in lending practices. These changes would not result in a physical environmental effect.

Program H-A-3, Program H-D-4, Program H-D-5, and Program H-D-9 were combined and amended as one program to aid in their implementation, as they were similar in intent. Therefore, these modifications to the existing programs would not result in any physical impacts on the environment. The proposed Housing Element consolidates many programs from the existing Housing Element to aid in implementation and eliminate redundancy. These changes would not result in a physical environmental effect.

The 10 new programs represent changes that allow the City to:

- Identify infrastructure needs and available sources of funding for infrastructure improvements, analyze existing and potential infrastructure financing measures for their ability to meet infrastructure needs, monitor the cost of infrastructure and associated fees on development, and continue to implement its water fees financing program.

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- Establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects.
- Codify the City’s density bonus ordinance in compliance with the state’s density bonus law, offer specific incentives for the development of individual or group-care housing affordable to seniors and special-needs population, and promote the availability of density bonuses to affordable housing providers to increase supply of subsidized units.
- Complete focused work related to the minor update of the City’s General Plan to align it with current state laws.
- Update subjective design guidelines with objective standards; require new housing developments to replace all affordable housing units lost due to new development to mitigate the loss of affordable housing units and require replacement housing units subject to the requirements of Government Code, Section 65915, subdivision (c)(3) on sites identified in the site inventory, and review options for expanding this program to address displacement in vulnerable areas.
- Immediately deliver the Housing Element to local water and sewer providers, along with a summary of its regional housing needs allocation upon completion of the adopted Housing Element.
- Take a variety of actions to increase flexibility in where and how residential uses are allowed, thereby increasing mobility opportunities.
- Allow residential by-right for developments with 20 percent affordable, specifically APNs 51-540-039, 51-062-010, 51-040-011 in the land inventory in the 6th cycle Housing Element.
- Amend the General Plan and the zoning code; and provide adequate sites for 208 lower income units at a minimum of 20 dwelling units per acre on certain sites or in certain zones through rezoning.

New development resulting from these programs would occur on land designated for housing under the General Plan. Furthermore, all future development in the city would be required to comply with local regulations, including the General Plan and zoning code. Consequently, all projects would be subject to development procedures of the City, such as the municipal code, zoning code, and subdivision standards. These local regulations guide future development and would address physical impacts resulting from development. Moreover, the City’s zoning code contains a list of permitted uses for each respective zoning district. The General Plan EIR anticipated physical impacts associated with the permitted uses in the City’s zoning code and would, therefore, not result in a new impact as part of development. The policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to all development.

All future low-barrier navigation centers, transitional and supportive housing, and residential developments with 20 percent affordable by-right—as described in Program H-D-3: Facilitate Construction of Special-Needs, and Program H-C-6: Residential By-Right for Developments with 20% Affordable—would be required to be evaluated in accordance with the zoning code, as outlined in Chapter 5 of the City’s Zoning Regulations. Future by-right development would still be subject to federal, state, and local policies related to land use, such as the

## 2. CEQA Analysis

Migratory Bird Treaty Act, wetland conservation, and construction air quality permitting. Moreover, the City maintains a thorough building permit review process that would ensure compliance with federal, state, and local regulations, such as dust control, stormwater runoff, and water quality, prior to the issuance of any building permit. The building permit review process is independent of the CEQA process and would be unaffected by the change to by-right zoning. Additionally, prior to issuance of any building permit, a project applicant is required to pay development impact fees (Chapter 10 of the municipal code), which would address potential impacts to public services. The policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

The proposed Housing Element establishes targets for the income accessibility of future housing; however, the ability to construct the housing is based on designations in the Land Use Element. The proposed Housing Element also identifies a number of sites that could potentially accommodate the City's RHNA; however, it would not include any rezoning or general plan amendments at this time. When specific sites are selected for rezoning and/or general plan amendments, the physical effects of development on those sites will be evaluated. Since no rezoning or general plan amendments would occur at this time, the Land Use Element would remain unchanged from the document evaluated in the General Plan EIR until specific sites are selected for development and/or for rezoning or general plan land use amendments. Physical change to the environment would occur from implementation of the Land Use Element of the General Plan, but not the proposed Housing Element. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in the General Plan EIR. Because the proposed Housing Element does not affect the land use pattern of the city or result in any physical change to the environment, and because the General Plan EIR evaluated the existing land use pattern and includes policies and programs to address environmental impacts, the update to the Housing Element would not result in any new environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR.

All future development in Yuba City would be required to comply with local regulations, including the General Plan, Zoning Ordinance, and subdivision standards. These local regulations guide future development and would address potential physical impacts resulting from development. Moreover, the City's zoning code contains a list of permitted uses for each respective zoning district. The General Plan EIR evaluated permitted uses and anticipated physical impacts associated with development, and therefore the proposed project would result in no new impact as part of development. Because the proposed project does not change the permitted uses allowed by the Zoning Ordinance, there would be no new impact. Building regulations are applied as part of the building permit process and are independent of CEQA.

Because the proposed 2021–2029 Housing Element does not change any land use designation or zone district, the impacts of the proposed project would be no more substantial than analyzed in the General Plan EIR. No new mitigation measures are necessary.

## 2.2 FINDING

The discussion in this addendum confirms that the proposed project has been evaluated for potential significant impacts pursuant to CEQA. The discussion is meaningfully different than a determination that a project is "exempt" from CEQA review, because the proposed 2021–2029 Housing Element update is not exempt.

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Rather, the determination here is that the 2004 General Plan EIR evaluated the physical impacts likely to result from future development. Because the proposed 2021–2029 Housing Element does not change any land use designation or approve any development, the General Plan EIR provides a sufficient and adequate analysis of the environmental impacts of the proposed 2021–2029 Housing Element.

There are no substantial changes in the circumstances or new information that was not known and could not have been known at the time of the adoption of the General Plan EIR. The proposed project consists entirely of land uses permitted by project sites' existing General Plan land use designation and zoning and represents no change from the impacts that were assumed and analyzed by the General Plan EIR.

As a result, and for the reasons explained in this addendum, the project would not cause any new significant environmental impacts or substantially increase the severity of significant environmental impacts disclosed in the General Plan EIR. Thus, the proposed project does not trigger any of the conditions in CEQA Guidelines Section 15162 mandating the preparation of a subsequent EIR, and the appropriate environmental document authorized by CEQA Guidelines Section 15164(b) is an addendum. Accordingly, this EIR addendum has been prepared.

The following identifies the standards in Section 15162 of the CEQA Guidelines as they relate to the proposed project. The text that follows the provisions of the law relates to the proposed 2021–2029 Housing Element.

**1. No substantial changes are proposed in the project which would require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

As discussed previously, the program changes included in the proposed Housing Element are limited to complying with state law, combining programs with similar intent to aid in implementation, or elimination of programs where the City has already completed the identified task. The proposed Housing Element also identifies a number of sites that could potentially accommodate the City's RHNA; however, it would not include any rezoning or general plan amendments at this time. Because the proposed Housing Element would not affect the land use pattern of the city or result in any physical change to the environment, the update to the Housing Element would not result in any new environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR. Environmental review would be performed when changes to zoning and general plan land uses are proposed. All development in Yuba City must be consistent with the General Plan, and if a discretionary action, would also be subject to CEQA.

The proposed changes to the Zoning Code identified in Table 1-1 represent modification of existing policy to either streamline development that is already allowed or make the code consistent with state law or implement new programs. As all the sites that these modified programs would affect are currently designated for development in the Land Use Element of the General Plan, there would be no change in the physical impact associated with future development. Therefore, policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR.



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### **2. The project will have one or more significant effects not discussed in the previous EIR.**

As discussed previously, the proposed Housing Element programs are similar to the existing policies of the General Plan. The proposed 2021–2029 Housing Element includes 13 amended programs and 10 new programs. As stated previously, these amended and new programs would not result in new significant environmental impacts.

### **3. Significant effects previously examined will be substantially more severe than shown in the previous EIR.**

The proposed project would have the same significant impacts as those disclosed in the certified General Plan EIR. The General Plan EIR identified potentially significant impacts for land use, transportation, open space and agriculture, parks and recreation, schools and community facilities, public facilities and utilities, air quality, noise, public safety, hazardous materials, geology, soils and seismicity, biological resources, hydrology, flooding and water quality, and cultural resources. The policies identified in the General Plan EIR to reduce physical environmental effects would also apply to the proposed project. The proposed Housing Element identifies a number of sites that could potentially accommodate the City's RHNA; however, it would not include any rezoning or general plan amendments. Therefore, the Land Use Element would remain unchanged from the document evaluated in the General Plan EIR until specific sites are selected for development. Physical change to the environment would occur from implementation of the Land Use Element of the General Plan, not the proposed Housing Element. Because the proposed project does not include land use changes and the new and amended programs identified in Table 1-1 would not affect land use patterns in the city or result in physical changes to the environment, there would be no new or more severe significant impacts associated with the proposed 2021–2029 Housing Element.

### **4. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.**

The proposed project includes policy-level changes that are limited to complying with state law and would not result in physical changes to the environment that were not disclosed in the General Plan EIR. Moreover, the proposed project would not create new impacts or the need for additional mitigation measures. The policies identified in the General Plan EIR would reduce physical environmental effects associated with future development. These policies in the General Plan EIR would also apply to the 2021–2029 Housing Element. The City is required to adopt a Housing Element, and the element must be reviewed and certified by the Housing and Community Development Department. There is no feasible alternative to adopting a Housing Element. The update to the Housing Element would not result in significant environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR; therefore, there is no need for new mitigation measures.

## 2. CEQA Analysis

5. **Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.**

The proposed project would have the same significant impacts as the previously certified General Plan EIR, and all associated policies identified in the General Plan EIR to reduce physical environmental effects would apply to all future development. As stated in the response to Standard 4, there would be no new significant impacts resulting from adoption of the 2021–2029 Housing Element; therefore, there would be no new mitigation measures or alternatives required for the proposed Housing Element.

## ATTACHMENT 3

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



August 12, 2021

Benjamin Moody, Director  
Development Services Department  
City of Yuba City  
1201 Civic Center Boulevard,  
Yuba City, CA 95993

Dear Benjamin Moody:

**RE: Review of City of Yuba City's 6<sup>th</sup> Cycle (2021-2029) Revised Draft Housing Element**

Thank you for submitting the City of Yuba City's (City) draft housing element received for review on June 15, 2021 along with revisions received July 31, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on July 28, 2021 with Assistant Planner Ashley Potočník and the City's consultants Nicole West and Jennifer Gastelum.

The draft element addresses many statutory requirements; however, the following revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code).

1. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

*Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

Specific/Master Plan Areas: The element may utilize residential capacity in specific plans to accommodate the regional housing need allocation (RHNA) but should account for the number of units realistically anticipated to occur in the planning period. For example, if a specific plan has an anticipated build out horizon of 20 years, the number of units should be adjusted for the eight-year planning period. In most cases, the element either discounts the number of units or demonstrates the specific plan capacity is reasonable within the planning period. However, the element should include additional discussion for the El Margarita Master Plan. For example, the element states the development timeline for this master plan depends on when a proposal is received from a developer but should also discuss the anticipated timeline or build-out horizon and adjust capacity assumptions if appropriate.

Unaccommodated Need: The element includes Program H-C-7 to address a shortfall of adequate sites and unaccommodated need from the prior planning period. Government Code section 65584.09 requires the unaccommodated housing need to be addressed (rezoned) within the first year of the new planning period. For your information, while Program H-C-7 commits to rezone sites by May 15, 2022 (first year of the planning period), if a year lapses without completion of the committed rezoning, the element will no longer meet this statutory requirement.

Emergency Shelters: Zoning for emergency shelters may impose sufficient parking to accommodate all staff provided the standards do not exceed parking requirements for other residential or commercial uses within the zone. The element describes off street parking for emergency shelters is imposed at a ratio of one space per six beds plus parking for staff. These parking provisions appear in excess of parking for staff, and as a result, the element should include a program to address the constraint.

Programs: As noted in the findings above, the element does not contain a complete sites inventory and analysis. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

- 2 *Promote and affirmatively further fair housing (AFFH) opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

Goals, Priorities, Metrics, and Milestones: While the element includes some programs to AFFH, actions must be significant and meaningful enough to overcome

identified patterns and trends. Specifically, the element should add place-based strategies for community preservation and revitalization and displacement protection. For example, the element could reflect or amend the Central City Specific Plan to comprehensively improve infrastructure and community amenities and promote equitable quality of life. Program H-A-4 could be targeted to areas of concentrated poverty. Program H-C-3 could be expanded to address displacement in vulnerable areas. Program H-D-6 could be expanded to explore integrated housing opportunities. Further, actions must have metrics and milestones as appropriate and geared toward AFFH.

The element will meet the statutory requirements of State Housing Element Law once it has been revised to comply with the above requirements.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate.

As a reminder, the City's 6th cycle housing element was due May 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

To remain on an eight-year planning cycle, the City must adopt its housing element within 120 calendar days from the statutory due date of May 15, 2021 for Sacramento Area Council of Governments (SACOG) localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit our website at: [http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375\\_final100413.pdf](http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf).

For your information, pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element> for a copy of the form and instructions. The City can reach out to HCD at [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov) for technical assistance. Please note, upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov).

Several federal, state, and regional funding programs consider housing element compliance as an eligibility criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

HCD appreciates the hard work and dedication of the housing element update team in preparation of the City's housing element and looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact Irvin Saldana, of our staff, at [Irvin.Saldana@hcd.ca.gov](mailto:Irvin.Saldana@hcd.ca.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West". The signature is fluid and cursive, with the first name "Shannan" and the last name "West" clearly distinguishable.

Shannan West  
Land Use & Planning Unit Chief