



Five-Year Housing Strategy



Yuba City Future Foundations: A Residential Building Guide

Background



- 2004 – 991 SFR Permits Issued
- 2014 – 50 SFR Permits Issued, 10 Multi-Family
- 2015 – 45 SFR Permits Issued
- 2016 – 47 SFR Permits Issued
- 2017 – 38 SFR Permits Issued

Regional Setting

- Ideally Located
- Small Town Atmosphere
- Agriculturally Based



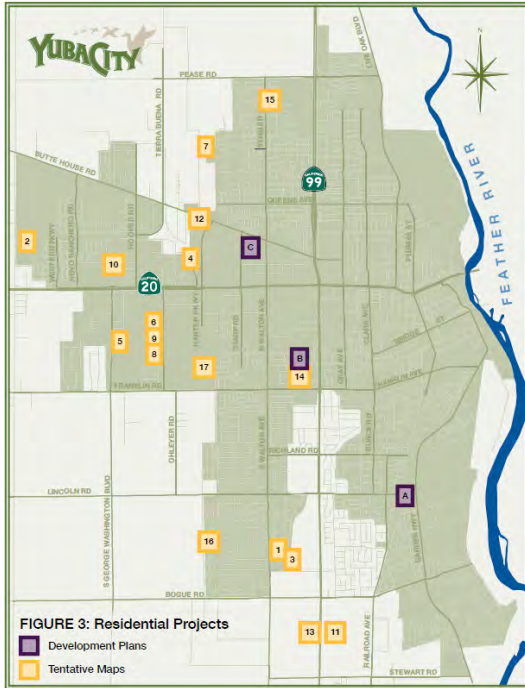
Regional Economic Hub



- Regional Economic Hub
 - Commercial/Retail
 - Medical
 - Cultural
 - Entertainment



Residential Land Availability



1. Sutter Heritage
2. Walnut Park Estates
3. Harter Estates North
4. Valencia Estates
5. Newkom Ranch
6. Yuba Crossing
7. River's Edge Apartments
- * Lincoln East Specific Plan



Development Impact Fees

SFR	
Infrastructure Type	Fee ¹ (Jan., 2018)
Water Connection	\$9,100
Wastewater Connection	\$7,115
Impact Fees:	\$32,309
-Yuba City	\$24,930
-Sutter County	\$3,596
-Levee	\$3,783
Total	\$48,524
School District:	
Yuba City Unified -or-	\$2.63 s.f. -or-
Sutter Union High School and Franklin Elementary School Districts	\$2.63 s.f. (for both districts)
Building Permit (2,000 s.f. house)	\$1,195
Drainage: Varies depending on location	
¹ As of January 1, 2018.	

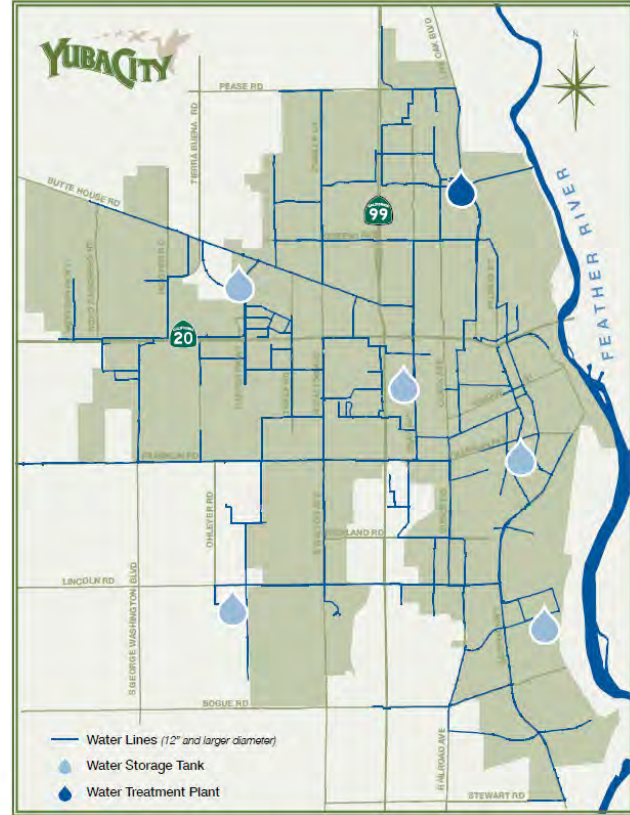
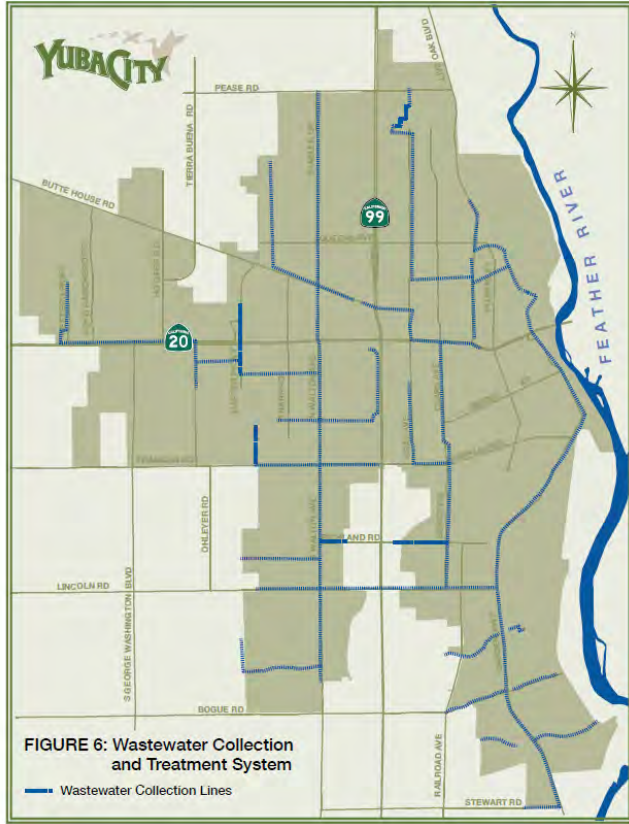
Multi-Family	
Infrastructure Type	Fee ¹
Water Connection	\$1,336
Wastewater Connection	\$6,403
Impact Fees	\$21,639
-Yuba City	\$16,351
-Sutter County	\$2,577
-Levee	\$2,712
Total	\$29,378
School District:	
Yuba City Unified -or-	\$2.63 s.f. -or-
Sutter and Franklin School Districts	\$2.63 s.f.
Building Permit (100 unit complex, 950 s.f. unit)	\$1,266
Drainage: Varies depending on location	
¹ As of January 1, 2018.	

Financing Tool Box

- Land Secure Financing (CFD, SCIP & BOLD)
- Private Financing
- Private Cost Sharing/Reimbursement Agreement
- Area of Benefit/Zone of Benefit



Infrastructure



Action Plan

- Quarterly Meeting w/ Local Builders & Developers
- Yuba City “Road Show”
- Identify Underdeveloped Infill Property
- Infill Plans
- Encourage Development Adjacent to Utilities
- Phased Improvements
- “Open for Business”

