



1455 BUTTE HOUSE ROAD, YUBA CITY, CA 95993
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Housing Choice Voucher (Section 8) Program

Regional Housing Authority currently administers 1,808 Housing Choice Vouchers in four counties (Sutter, Nevada, Yuba, Colusa). Approximately 541 are in Yuba City.

What are housing choice vouchers?

- ▶ The housing choice voucher program is the federal government's primary program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market.
- ▶ A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. Rental units must meet minimum standards of health and safety, as determined by the Public Housing Authority (PHA).
- ▶ A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program (typically 30% of their adjusted monthly income).

HUD-Veterans Affairs Supportive Housing (HUD-VASH) Program

Regional Housing Authority currently administers the HUD-VASH Program for both Nevada and Sutter Counties. Currently, Nevada County has 23 protected vouchers and Sutter County has 29 vouchers.

What is the HUD-VASH Program?

The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). The VA identifies veterans in need of supportive services and housing to RHA, who then issues a voucher to that veteran.

Family Self Sufficiency

Regional Housing Authority is currently funded to administer a Family Self Sufficiency (FSS) program for any participant in our Housing Choice Voucher program, or any Public Housing tenant.

What is FSS?

- ▶ The FSS Program is a voluntary program that helps families increase their earnings and build financial capability and assets.
- ▶ The program seeks to help participants make measurable progress toward economic security by setting goals to become independent of income or rental assistance from federal or state welfare programs for at least 12 months, and for the head of household to seek and maintain suitable employment.
- ▶ FSS program coordinators work closely with FSS participants to help them access services, assess their needs, help participants set goals, and provide ongoing support and encouragement to help participants achieve their goals.

Public Housing

What is Public Housing?

- ▶ Public Housing was established by the U.S. Department of Housing and Urban Development (HUD) to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities.
- ▶ Regional Housing Authority owns and manages Public Housing developments in the cities of Yuba City at Richland Housing and River City Manor, and in Live Oak at Live Oak Senior Village.
- ▶ Rents are based on income or residents may elect to pay a flat rent.

Public Housing Developments



Live Oak Senior Village
2750 Date Street, Live Oak
50 Units
Eligibility is determined by
income levels as an elderly
and/or disabled household.



River City Manor
655 Joann Way, Yuba City
24 Units
Eligibility is determined by
income levels as an elderly
and/or disabled household.



Richland Public Housing
Yuba City
99 Units
Low Income Multi-Family
Housing.
Eligibility is determined by
income levels.

Richland Farmworker USDA - Rural Development

- ▶ Richland Rural Development applicants must be active or retire/disabled agriculture workers (including cannery and processing)
- ▶ Applicants must have proof of income from farm labor equaling at a minimum \$5,753 annually
- ▶ Applicants must be income eligible



Yuba City
190 Units which includes a community
center and computer lab for residents.

Migrant Farmworker Housing

- ▶ State HCD-Office of Migrant Services partners with the Housing Authority to provide migrant families with seasonal housing, typically the season begins May 1 and ends October 31 with extensions granted up to a total of 275 days maximum.
- ▶ Applicants must provide sufficient documentation to verify that their residency has been outside a 50-mile radius of the migrant center for at least three (3) months out of the preceding six (6) months.



479 Bernard Drive, Yuba City
79 Units

Homes2Families

- ▶ The Redevelopment Agency of the City of Yuba City teamed with the Regional Housing Authority to provide housing for low to moderate income families
- ▶ Multiple locations throughout Yuba City
- ▶ 9 single-family homes range from 2 bedrooms to 4 bedrooms
- ▶ Rents are affordable for these families with ranges \$785 to \$1200

Neighborhood Stabilization Program

- ▶ The City of Yuba City has teamed together with the Regional Housing Authority to provide housing to low and moderate income families
- ▶ Multiple locations throughout Yuba City and Live Oak
- ▶ 21 single-family homes range from 2 bedrooms to 5 bedrooms
- ▶ Rents are affordable for these families with ranges \$700 to \$950

Partnership with Sutter-Yuba Behavioral Health

The Regional Housing Authority and Sutter-Yuba Behavioral Health partnered to provide affordable independent living



517/519 Teesdale, Yuba City
6 Units

Each person has their own bedroom.
The living room, kitchen, and dining
room are common areas for all
household members.

Other Affordable Housing Properties in Yuba City



Percy Avenue
Apartments
430 Percy Ave., Yuba City
8 units (multi-family housing)



Kingwood Commons
Apartments
1340 Gray Ave., Yuba City
64 units (multi-family
housing)



Town Center Senior
Manor
Corner of Plumas and B
Street, Yuba City
28 units (senior housing)

Planning & Community Development

- ▶ Contract services to local cities and counties
 - ▶ Single-Family Housing Rehabilitation Programs
 - ▶ First Time Homebuyer Programs
- ▶ Capital projects for RHA-owned properties
- ▶ Partner in the development of new affordable housing, preservation of existing affordable housing

Planning & Community Development

Single-Family Owner Occupied Housing Rehabilitation

- ▶ Full-Service Programs
 - ▶ Marysville, Yuba City, Live Oak, Gridley, Colusa, Butte County, Lake County
- ▶ Funding Sources: CDBG, HOME, CalHome

Concerned about the cost of major home repairs? Let us help fix up your home with no monthly payments.

LOANS AND GRANTS for home improvements

The City of Marysville's Housing Rehabilitation Program provides loans for low-income homeowners at 0% interest with monthly payments deferred for 30 years. Grants are also available for lead-based paint remediation as well as temporary relocation expenses, if needed.

- ✓ No application fees
- ✓ No out-of-pocket expenses
- ✓ No monthly payments
- ✓ Applications will not be denied due to poor credit

Funding for this program is limited, so call today for your free in-home consultation.

Program operated by
**REGIONAL HOUSING
AUTHORITY**



Is your home in need of repair? Not sure how to cover the expense? You're not alone. We help homeowners every day who find themselves facing major home repairs, but lack sufficient resources to pay for them.

Whether you need preventive maintenance repairs, or you have an urgent need, find out how the City of Marysville's Housing Rehabilitation Program can help.

Eligible improvements include health & safety repairs, energy and water conservation, interior and exterior repairs, updating to current building code, and replacement of worn or damaged items like flooring, windows, cabinets, counters and fixtures.

Preserve your home and protect your investment. Call us today for more information and to find out if you qualify.

Call us today!
(530) 671-0220, ext. 128
Toll Free (888) 671-0220, ext. 128

This program is made possible through a grant from the State Department of Housing and Community Development, HOME Investment Partnerships Program. Property must be located in the City limits. Income restrictions apply.



Planning & Community Development

First Time Homebuyer

- ▶ First Time Homebuyer Programs
 - ▶ Yuba City, Colusa, Gridley, Lake County
- ▶ Funding Sources: CDBG, HOME, CalHome



The City of Yuba City's First Time Homebuyer program is available to income-eligible applicants who haven't owned a home in the past three years. The home purchased must be located in the City limits.

LOANS
for first time buyers

Looking to purchase a home in Yuba City?

Now homeownership can be within your reach through the City of Yuba City's First Time Homebuyer Program. Loans are available for first time homebuyers that qualify for a mortgage, but need additional funds to purchase a home. Applications can be processed in as little as 3-4 weeks, and there are no loan or application fees. Funding provided by grants received through the State Department of Housing and Community Development.

Call us today!
(530) 671-0220, ext. 128
Toll Free (888) 671-0220, ext. 128

Program operated by
REGIONAL HOUSING AUTHORITY
www.regionalha.org

✓ No loan or application fees
✓ 3% down payment required
✓ City will loan up to \$37,000 at 3% simple interest
✓ Payments on the loan are deferred for 30 years

Funding for this program is limited, so apply today!



This program is made possible through a grant from the State Department of Housing and Community Development. Property must be located in the City limits. Income restrictions apply.

Planning & Community Development Capital Projects (before)



Planning & Community Development Capital Projects (before)



Planning & Community Development Capital Projects (after)



Planning & Community Development Capital Projects (after)



Affordable Housing Development

- ▶ A mission of the Regional Housing Authority is to develop and provide quality, affordable housing to the public. It does so by working with government agencies, cities, counties, and development partners to construct new, affordable housing developments, and to rehabilitate existing affordable housing developments.

Affordable Housing Development

Richland Housing (10 units of farm worker housing – accessible)
Yuba City, CA – Construction Completed June 2015



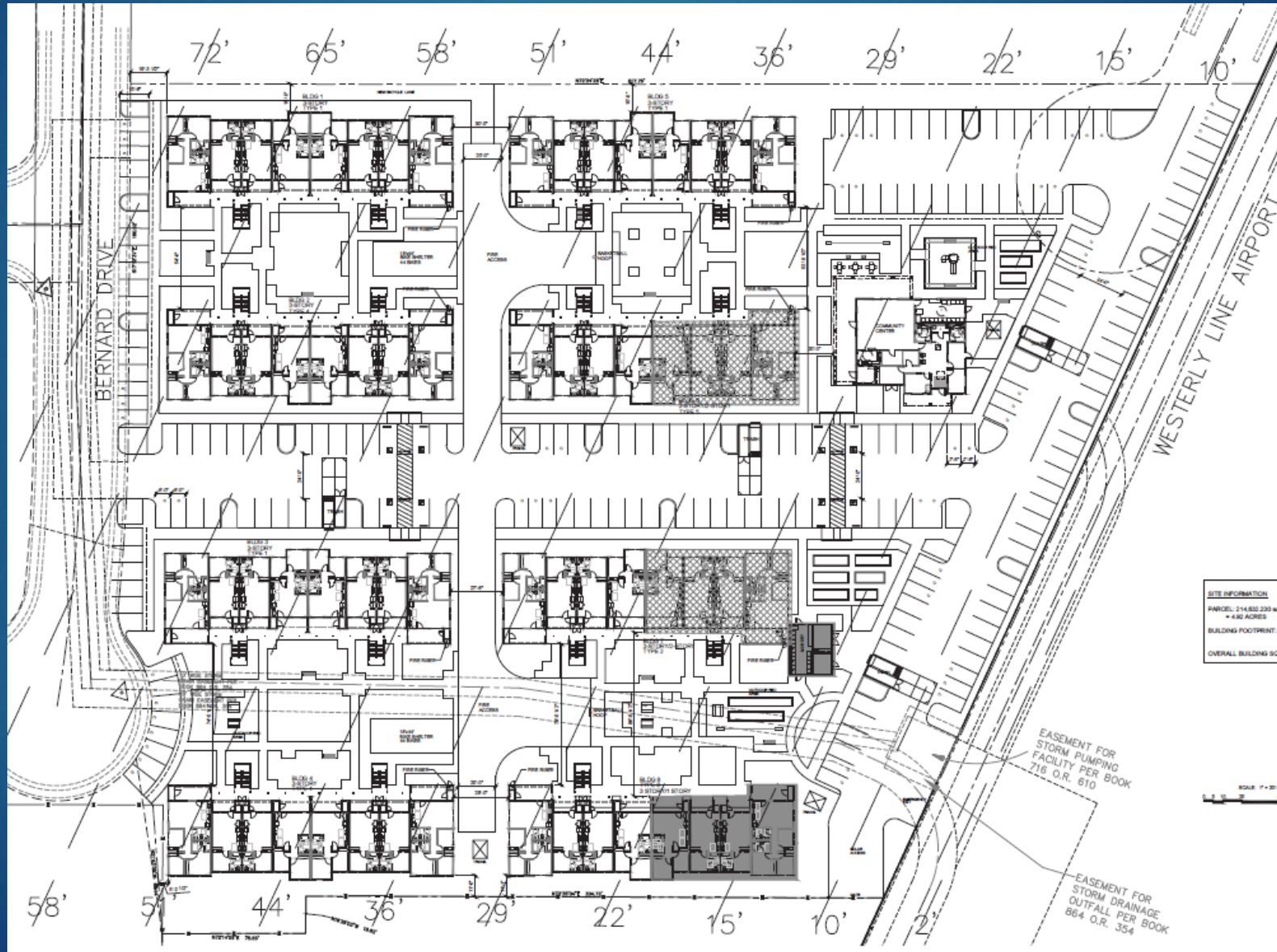
New Haven Court



New Haven Court

- ▶ 40 units (mostly studios and 1 bedrooms)
- ▶ Construction to be complete by end of April, 2021
- ▶ Permanent supportive housing for homeless and mentally disabled
- ▶ On-site case management offices
- ▶ On-site property manager
- ▶ Community space (kitchen, meeting room)
- ▶ Bus stop located out front
- ▶ Service providers: Sutter-Yuba Behavioral Health and Hands of Hope

Richland Village



Richland Village



South Elevation



Northwest Perspective



Southeast Perspective



Richland Village

- ▶ 176 units (1-BR, 2-BR and 3-BR units)
- ▶ Zero Net Energy (ZNE)
- ▶ Affordable workforce housing
- ▶ Construction to start late 2022 or early 2023
- ▶ On-site property manager
- ▶ Community space (kitchen, meeting room)
- ▶ Project includes transit improvements, bike & pedestrian improvements
- ▶ Extensive community outreach

Richland Village Community Survey

“Which of the following makes it most difficult to find suitable housing in your community?”

ANSWER CHOICES	RESPONSES	
Too expensive	48.28%	14
Not enough housing available for my family's size	6.90%	2
Not enough housing affordable at for my family's household income	27.59%	8
Unsafe conditions/Crime	13.79%	4
Landlord problems	0.00%	0
Lack of desired amenities	3.45%	1
Other (please specify)	0.00%	0
TOTAL		29

“I feel safe from traffic when walking in my neighborhood.”

	STRONGLY DISAGREE	SOMEWHAT DISAGREE	SOMEWHAT AGREE	STRONGLY AGREE	TOTAL
I feel safe from traffic when walking in my neighborhood	24.14% 7	34.48% 10	34.48% 10	6.90% 2	29

“Here are four possible goals that transit could focus on. What do you think is the most important of these goals?”

ANSWER CHOICES	RESPONSES	
Get more people to take the bus or ride the train	10.34%	3
Help reduce air pollution from car exhaust	27.59%	8
Create construction jobs by building infrastructure	3.45%	1
Make sure every stop and station is a safe and comfortable place to wait	55.17%	16
Other (please specify)	3.45%	1
TOTAL		29

Other Projects in the pipeline

Under construction

- ▶ Lone Oak Senior Housing – 31 units, Penn Valley, CA
- ▶ Truckee Artist Lofts – 76 units, Truckee, CA
- ▶ Brunswick Commons Permanent Supportive Housing – 41 units, Grass Valley, CA

Construction starting May/June, 2021

- ▶ Cedar Lane Permanent Supportive Housing – 41 units, Linda, CA
- ▶ Cedar Lane Apartments – 108 units, Linda, CA
- ▶ Cashin's Field – 51 units, Nevada City, CA

Predevelopment underway

- ▶ Kristen Court Apartments phase 3 – 32 units, Live Oak, CA
- ▶ River Oaks Apartments – 48 units, Plumas Lake, CA
- ▶ Bear Ridge Apartments – 48 units, Wheatland, CA
- ▶ Wheatland Senior Housing – 32 units, Wheatland, CA
- ▶ Williams Senior Housing – 32 units, Williams, CA
- ▶ Williams Family Housing – 48 units, Williams, CA
- ▶ Lone Oak Senior Housing Phase 2 – 24 units, Penn Valley, CA
- ▶ Colusa Senior Housing – 32 units, Colusa, CA

Questions?

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