



2021-2029 Housing Element Update

September 7, 2021



Benjamin Moody, Development Services Director
Jennifer Gastelum, Placeworks

Agenda



- Housing Element Overview
- Schedule
- Housing Element Components
- Regional Housing Needs Allocation (RHNA)
- Housing Element Action Items
- HCD Initial 60-Day Review Process
- CEQA Addendum to the GP EIR
- Recommended Action

Housing Element Overview



- Plan for accommodating a jurisdiction's fair share of the regional housing need
- Intended to help preserve, improve and facilitate the development of housing accessible at all income levels
- Must adopt by September 12, 2021, to stay on 8-year cycle
- Reviewed and certified by State Housing and Community Development (HCD) Department for compliance with State law

Schedule



- Planning Commission Study Session: 4/28/21
- Public Review Draft Housing Element Released: 6/14/21
- HCD Initial 60-Day Review: 6/15/21-8/12/21
- Revised Public Review Draft Housing Element Released : 7/30/21
- Planning Commission Hearing: 8/25/21
- **City Council Adoption Hearing: 9/7/21**
- HCD 90-Day Certification Process: 9/9/21 – (no later than) 12/19/21

Housing Element Components



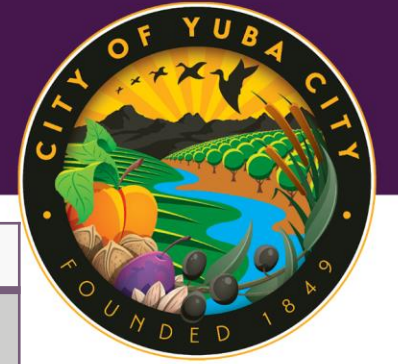
- Analysis of existing and projected housing needs
- Assessment of fair housing
- Approach to accommodating the Regional Housing Needs Allocation (RHNA)
- Analysis of potential constraints on housing
- Evaluation of previous housing element
- Goals, policies, and implementation programs

Regional Housing Needs Allocation



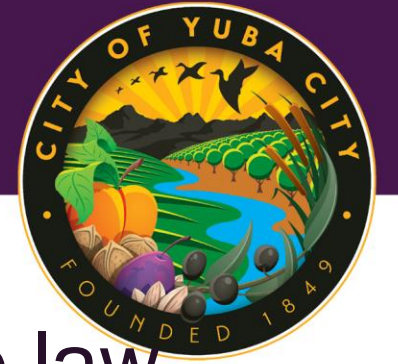
- Yuba City was assigned 3,308 of SACOG's 153,512 new housing units
- Plus 529 carryover from last cycle = 3,837
- Approach to meeting RHNA:
 - Capacity on vacant & non-vacant sites
 - Anticipated development within Specific Plans in the City boundary
 - Projected New Accessory Dwelling Units (ADUs)
 - Redesignate/rezone program

Housing Element Action Items



Number	Action	Time Frame
H-C-5	<ul style="list-style-type: none"> Remove the Use Permit for multi-family in the C-1 and C-O Allow 100% residential projects in commercial zones 	July 2023
H-C-7	<ul style="list-style-type: none"> Redesignate/Rezone 10 acres to Medium/High Density Residential to meet the RHNA 	Within 1 year of Adoption
H-A-2	<ul style="list-style-type: none"> Update Zoning Code to meet new accessory dwelling unit requirements 	July 2022
H-A-6	<ul style="list-style-type: none"> Update Zoning Code to meet new density bonus ordinance requirements 	July 2022
H-A-8	<ul style="list-style-type: none"> Create Objective Design Standards 	July 2022
H-D-3	<ul style="list-style-type: none"> Zoning text amendments to meet new state laws for transitional and supportive housing, reasonable accommodations and farmworkers 	September 2022
H-F-1	<ul style="list-style-type: none"> Affirmatively further fair housing practices in the City 	Ongoing

HCD Initial 60-Day Review



- HCD reviewed the draft for compliance with State law and provided comments
- Project team revised the draft and submitted revised text to HCD
- Minor clarification edits were made to the document
- Revisions posted on City's website for public comment

CEQA Addendum to the GP EIR



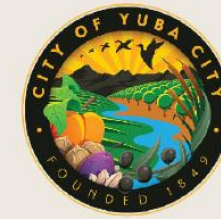
- A General Plan EIR Addendum was completed to accompany the Housing Element Update
- No specific sites were identified to be rezoned in the document; therefore, there is no immediate change to existing land use conditions.
- Impacts from development are addressed by existing City policies
- Addendum states that there are no new adverse impacts that are expected as a result of the updated Housing Element.

Recommendation



- A. Conduct a Public Hearing
- B. Adopt a Resolution of the City Council of the City of Yuba City adopting the 2021-2029 City of Yuba City General Plan Housing Element and associated Addendum to the General Plan Environmental Impact Report (EIR).

Questions?



1201 Civic Center Boulevard | Yuba City, CA 95993 | www.yubacity.net

2021-2029 HOUSING ELEMENT UPDATE

ADOPTION DRAFT
ADOPTED TBD
RESOLUTION NO. TBD

YUBA CITY

RHNA Allocation

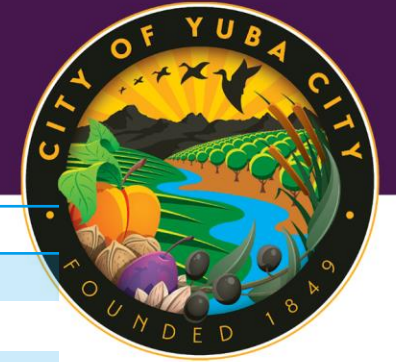


Table 5-2: Progress in Meeting Regional Housing Allocation	Total Units	Affordability level		
		Lower	Mod	Abv. Mod
RHNA	3,308	1,211	622	1,475
5th Cycle Carryover	529	529	0	0
RHNA Subtotal	3,837	1,740	622	1,475
Approved Projects	348	176 ¹	0	172 ²
ADUs Anticipated	40	20	20	0
Remaining RHNA Subtotal	3,449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

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

¹Richland Village at 170 Bernard Drive, 176 units affordable to lower income households

² River's Edge at 650 Lincoln Road

³All sites in City limits

⁴All sites expected to be annexed July 2021

⁵Addressed by Program H-C-7

SACOG - Policy Priorities



1. Facilitate Missing Middle Housing
2. Strategically Allow for Higher Density Housing
3. Transition from Discretionary to By-Right Development Review
4. Reduce Government-Mandated Parking Requirements
5. Incentivize Accessory Dwelling Units
6. Reduce Displacement: Protect Tenants and Fund Subsidized Affordable Housing