

CITY OF YUBA CITY
STAFF REPORT

Date: November 16, 2021

To: Honorable Mayor & Members of the City Council

From: Development Services

Presentation By: Benjamin Moody, Development Services Director

Summary

Subject: Social Services Facility – Zoning Ordinance Amendment

Recommendation: Initiate an Ordinance update that will amend the Yuba City Municipal Code related to allowing Social Services Facilities in the General Commercial District Title 8, Chapter 5

Fiscal Impact: Staff time associated with implementing the amendments, with any impacts to City revenues and expenditures being project specific.

Purpose:

To consider amending the City zoning code to allow Social Services Facilities, (permanent housing for those to be provided services).

Background:

Habitat for Humanity Yuba-Sutter has reached out to the City with interest in applying for Homekey Round 2 funding, to bring additional permanent housing for those in need of social services to Yuba City.

The California Department of Housing and Community Development (HCD) is administering the statewide effort via the “Homekey” program to sustain and rapidly expand housing for persons experiencing homelessness, or whom are at risk of homelessness.

Round two programming includes approximately \$1.4 billion (FY 2021-22) in grant funding across the state, that will be made available to local public entities, including cities, counties, or other local public entities, such as housing authorities or Tribal Entities within California.

HCD has established regions throughout the state to ensure jurisdictions have an equitable opportunity to apply for Homekey funds with an anticipated funding of \$40M+ programmed to our region.

A Homekey project typically involves converting commercial properties and other existing buildings to permanent or interim housing for the target population.

Habitat for Humanity Yuba-Sutter has recently coordinated projects in:

Sutter County – Harmony Village (62 Rooms)
Yuba County – Prosperity Village (62 Rooms)

Analysis:

The Homekey - Notice of Funding Availability (NOFA) was recently released with applications being received on a continuous basis per the following deadlines and/or until funds are exhausted, whichever occurs first.

- Final Day for Application Bonus Award and Geographic Pools - January 31, 2022.
- Application Period for Statewide Pool Opens - February 1, 2022.
- Final Application Due Date - May 2, 2022
- Award Announcements - Continuous, with individual awards generally announced within 45 days of the Department's receipt of a complete and accurate application and all required supplemental documentation.

Habitat for Humanity Yuba/Sutter has begun coordinating with local partners to prepare an application for the potential conversion of the Bonanza Hotel located at 1001 Clark Avenue Yuba City (120 Rooms).

City staff recognizes the application deadline is very tight to coordinate the necessary logistics associated with a project at this location.

Project application requirements would include:

- The City partnering and determining the scope of partnership
- Sutter County partnering to provide necessary behavioral health services and confirming the scope of those services
- Modifying the City's Zoning Code to allow the proposed use
- Reviewing / determining if the project is exempt from necessary environmental processes
- Reviewing / determining General Plan consistency
- Coordinating necessary agreements, covenants, title transactions, and operational requirements.

To meet the project timeline Habitat for Humanity will need to prepare a project application, in coordination with the many project partners, that will then ultimately need to be approved by the City Council prior to submittal to HCD for funding.

Initiating an ordinance update to allow the proposed use, is a first step of many, that will need to occur prior to submittal of a project application.

Fiscal Impact:

There is relatively minor staff time associated with processing a zoning ordinance to allow the proposed use. Costs associated with a project application are potentially reimbursable based on confirmation of related expenses and project award.

Costs associated with the proposed project are currently undetermined due to the undefined scope of responsibilities by the various partners. Potential project impacts include:

- Undetermined human, health, and community benefits and/or costs associated with providing the project.
- Loss of hotel property tax and occupancy tax revenues

- Potential long-term revenue commitments for capital and service needs
- Revenues associated with the commercial use of the restaurant and convention center

Alternatives:

Delay initiating the Ordinance and/or provide staff with alternative direction.

Recommendation:

Initiate an Ordinance update that will amend the Yuba City Municipal Code related to allowing Social Services Facilities in the General Commercial District Title 8, Chapter 5

Attachment:

1. Project Vicinity Map
2. City Zoning Map

Prepared By:

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Development Services Director

Submitted By:

/s/ Dave Vaughn
Dave Vaughn
City Manager

Reviewed by:

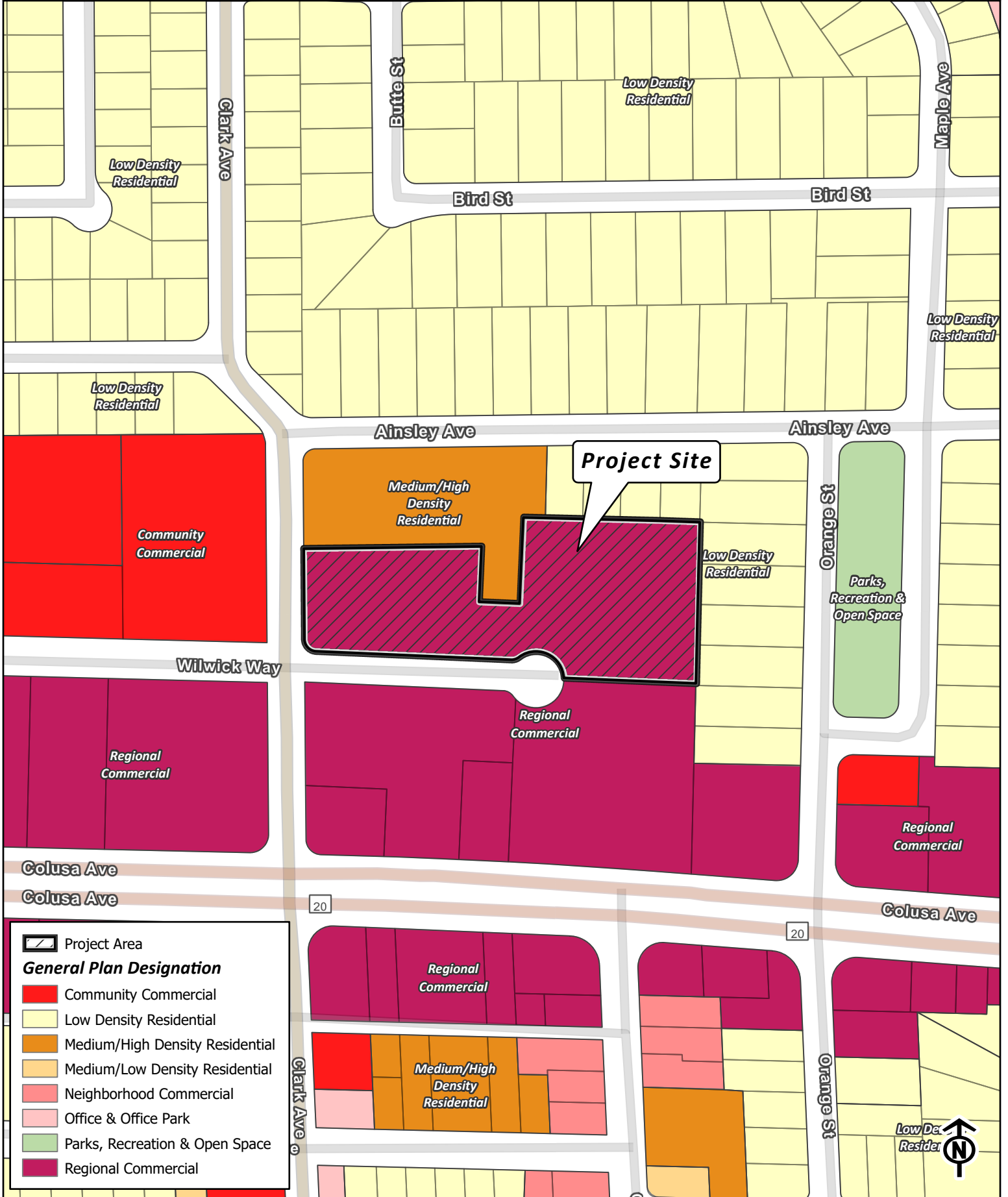
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City Attorney










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SLC by email

ATTACHMENT 1

Project Vicinity Map

Bonanza Inn (1001 Clark Ave)



-  Project Area
- General Plan Designation**
-  Community Commercial
-  Low Density Residential
-  Medium/High Density Residential
-  Medium/Low Density Residential
-  Neighborhood Commercial
-  Office & Office Park
-  Parks, Recreation & Open Space
-  Regional Commercial

ATTACHMENT 2

Project Zoning Map

Bonanza Inn (1001 Clark Ave)

