



2021-2029 Housing Element Update *Re-adoption*

March 1, 2022



**Ben Moody, Public Works and Development Services
Director**

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
- Reviewed and certified by State Housing and Community Development (HCD) Department for compliance with State law



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

2021-2029 HOUSING ELEMENT UPDATE

CERTIFICATION DRAFT

ADOPTED 9/7/2021; RESOLUTION NO. 21-127

REVISED JANUARY 2022

RE-ADOPTED TBD; RESOLUTION NO. TBD



History



- - **September 7, 2021:**

City Council adopted the 2021-2029 Housing Element and submitted to the California Department of Housing and Community Development (HCD) for a 90-day review period.

- - **December 10, 2021:**

HCD provided a letter to the City of Yuba City requesting minor edits to the Housing Element prior to certification.

- - **March, 1, 2022:**

After coordination with HCD, staff has revised the Housing Element in accordance with HCD's recent letter to submit to City Council for re-adoption.

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

Housing Element Revisions

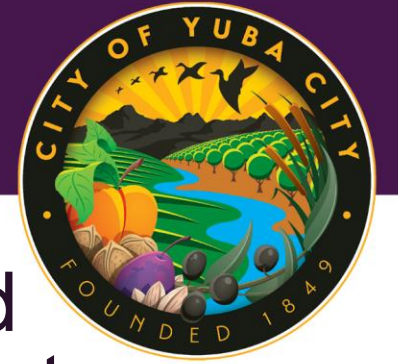


The final revisions include:

- Minor wording revisions
- Quantifiable goals for each program
- Additional collaboration with other organizations on housing efforts

* The final revisions were published on the City website in tracked changes for public review.

Environmental Determination



- A General Plan EIR Addendum was completed and updated to accompany the revised Housing Element
 - 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; and
- B. Adopt a Resolution of the City Council of the City of Yuba City adopting the revised 2021-2029 City of Yuba City General Plan Housing Element and associated Addendum to the General Plan Environmental Impact Report (EIR)

Questions?



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YUBA CITY

Housing Element Revisions



| Number | Revision | Time Frame |
|--------|---|------------|
| H-A-1 | <ul style="list-style-type: none"> Add additional wording regarding collaboration with RHA to identify funding options Quantified objectives added | Ongoing |
| H-A-2 | <ul style="list-style-type: none"> Update Zoning Code to meet new accessory dwelling unit requirements 20 or 40 ADUs developed shall be in moderate resource areas | July 2022 |
| H-A-3 | <ul style="list-style-type: none"> Quantified objective added to facilitate a variety of housing types | Ongoing |
| H-A-4 | <ul style="list-style-type: none"> Specifics added regarding infrastructure provisions and financing Quantified objectives added that specifies infrastructure updates in the Central City area to prevent displacement | Ongoing |
| H-A-6 | <ul style="list-style-type: none"> Update Zoning Code to meet new density bonus ordinance requirements Quantified objectives added | July 2022 |
| H-A-7 | <ul style="list-style-type: none"> Quantified objectives added | Ongoing |

Housing Element Revisions



| Number | Revision | Time Frame |
|--------|--|------------|
| H-A-8 | <ul style="list-style-type: none">• Create Objective Design Standards• Quantified objectives added | July 2022 |
| H-B-1 | <ul style="list-style-type: none">• Promote HUD-certified homebuyer courses• Quantified objectives added | Ongoing |
| H-B-2 | <ul style="list-style-type: none">• Minor wording changes to the quantified objective for the Housing Choice Voucher Program | Ongoing |
| H-C-1 | <ul style="list-style-type: none">• Updated timeline and goals to reach out to Sutter County and other affordable housing developers• Quantified objectives added | Ongoing |
| H-C-2 | <ul style="list-style-type: none">• Quantified objectives added | Ongoing |
| H-C-3 | <ul style="list-style-type: none">• Wording added regarding addressing residential demolitions as a cause for displacement | Ongoing |
| H-C-4 | <ul style="list-style-type: none">• Minor edits regarding coordination with Public Works as the water and sewer services for lower-income housing developments | July 2023 |

Housing Element Revisions



| Number | Revision | Time Frame |
|--------|---|------------|
| H-C-5 | <ul style="list-style-type: none">Quantified objectives added | July 2023 |
| H-C-6 | <ul style="list-style-type: none">Quantified objectives added | May 2024 |
| H-C-7 | <ul style="list-style-type: none">Quantified objectives added | May 2022 |
| H-D-1 | <ul style="list-style-type: none">Minor wording changes to the quantified objectives | Ongoing |
| H-D-2 | <ul style="list-style-type: none">Quantified objectives added | Ongoing |
| H-D-4 | <ul style="list-style-type: none">Quantified objectives added | Ongoing |
| H-D-5 | <ul style="list-style-type: none">Wording added to include residents in low resource areas | Ongoing |
| H-D-6 | <ul style="list-style-type: none">Quantified objectives added | May 2024 |
| H-F-1 | <ul style="list-style-type: none">Affirmatively further fair housing practices in the CityMinor working updates to program and quantified objectives | Ongoing* |

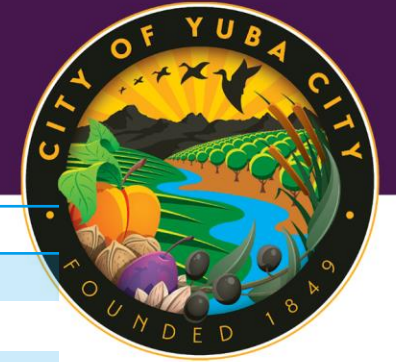
**Specific timelines outlined in the program text*

Key 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 |

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