



COUNTY  
OF YUBA  
**2021-2029**  
**HOUSING**  
**ELEMENT**

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Adoption Draft  
August 2021







# COUNTY OF YUBA

# **2021-2029 HOUSING ELEMENT**

Adoption Draft | August 2021

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for the **County of Yuba**



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# INTRODUCTION

## PURPOSE AND CONTENT

The Housing Element of the General Plan is designed to provide the County with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing, a priority of both state and local governments. Government Code (GC) § 65580 states the intent of creating housing elements:

*The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.*

According to state law, the Housing Element has two main purposes:

- ✓ To provide an assessment of both current and future housing needs and constraints in meeting these needs.
- ✓ To provide a strategy that establishes housing goals, policies, and programs.

The Housing Element is an eight-year plan for the 2021–2029 period. This differs from other General Plan elements, which have a longer time horizon. During the General Plan time horizon, the Housing Element will need to be updated several times. The Housing Element serves as an integral part of the General Plan but is updated more frequently to ensure its relevancy and accuracy. The Housing Element identifies strategies and programs that focus on:

- ✓ Matching housing supply with need.
- ✓ Maximizing housing choice throughout the community.
- ✓ Assisting in the provision of affordable housing.
- ✓ Removing governmental and other constraints to housing investment.
- ✓ Promoting fair and equal housing opportunities.

The Housing Element consists of the following components:

- ✓ The County's Housing Plan to address identified housing needs through housing goals, policies, and programs.
- ✓ A community profile containing data and analysis of the County's demographics, housing characteristics, and existing housing needs.
- ✓ An analysis of future housing needs.
- ✓ An analysis of constraints to housing production and maintenance, such as market, governmental, and environmental factors affecting the County's ability to meet identified housing needs.



- ✓ An identification of resources to meet housing needs, including vacant land for new construction as well as financial and administrative resources available for housing.
- ✓ An assessment of past accomplishments.

## STATE REQUIREMENTS

The California Legislature has identified the attainment of a decent home and suitable living environment for every resident as a major housing goal. Recognizing the important role of local planning programs in pursuing this goal, the Legislature has mandated that all cities and counties prepare housing elements as part of their comprehensive general plans. Section 65302(c) of the Government Code sets forth the specific components to be contained in a community’s housing element.

State law establishes a schedule for updates to housing elements to reflect a community’s changing housing needs. A critical measure of compliance with state housing element law is the ability of a jurisdiction to accommodate its share of the regional housing construction need. Yuba County is part of the six-county Sacramento Area Council of Governments, which adopted a Regional Housing Needs Plan on March 19, 2020. This plan covers the period from May 15, 2021, through May 15, 2029.

## GENERAL PLAN CONSISTENCY

State law requires the Housing Element to contain a statement of “the means by which consistency will be achieved with other General Plan elements and community goals” (GC § 65583[c][6][B]). There are two aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

The County is concurrently updating the Safety Element of the General Plan, and it will be consistent with the Housing Element Update. The County is not required under State law to complete a stand alone Environmental Justice Element. This Housing Element Update is consistent with the adopted 2030 General Plan. If amendments are needed, the Housing Element will be amended to be consistent with the existing elements. In the future the County will continue to ensure that the Housing Element’s goals and policies are consistent with—and supported by—goals and policies in the other elements, amending the Housing Elements or other elements as necessary to maintain consistency. If any disadvantaged, unincorporated communities are identified in the County due to analysis required to comply with SB 244, the County will amend the Land Use and Housing elements per SB 244 requirements.

## PUBLIC PARTICIPATION

State law (GC § 65583[c][7]) requires cities and counties to make a diligent effort to achieve public participation of all economic segments of the community in the development of a housing element and requires the housing element to describe this effort.



The following section describes the County's efforts to engage all segments of the community during the preparation of the updated Housing Element, including the individuals, organizations, and agencies with which the County consulted; the methods of community outreach; and a summary of comments received and how these comments have been addressed.

All segments of the community were encouraged by the County to participate in the preparation of the Housing Element through a combination of email blasts, general public notices published in local newspapers or posted on the General Plan update website, and direct contacts by phone and email with organizations serving low-income and special needs groups. The County invited representatives of these groups to attend the public workshop on the Housing Element.

## CONSULTATIONS AND PUBLIC WORKSHOPS

### CONSULTATIONS

In November and December 2020, seven consultations were conducted with stakeholders to offer the opportunity for each of them to provide one-on-one input. All stakeholders called upon were available for an interview. Representatives from the following stakeholders were interviewed:

- ✓ St. Andrews Presbyterian Church on November 25, 2020.
- ✓ Twin Cities Rescue Mission on November 24, 2020.
- ✓ Regional Housing Authority for Sutter and Nevada Counties on December 8, 2020.
- ✓ California Legal Rural Assistance on December 2, 2020.
- ✓ Yuba-Sutter Homeless Consortium on December 2, 2020.
- ✓ Central Valley Homeless Veterans Assistance Program and Veterans Stand Down on November 20, 2020.
- ✓ Hands of Hope on November 30, 2020.

In each of the consultations, the stakeholders were asked the following questions:

1. Opportunities and concerns: What three top opportunities do you see for the future of housing in Yuba County? What are your three top concerns for the future of housing in Yuba County?
2. Housing Preferences: What types of housing do your clients prefer? Is there adequate rental housing in the county? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
3. Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
4. Housing conditions: How do you feel about the physical condition of housing in Yuba County? What opportunities do you see to improve housing in the future?
5. Homelessness: How many homeless individuals are in Yuba County?



6. Equity and fair housing: What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?
7. COVID-19 impacts on housing: How has COVID-19 affected the housing situation?

Through these interviews, the stakeholders expressed several concerns over current challenges and barriers to housing in the county. These included a lack of affordable housing (particularly rental units) in a saturated market, high costs of development, inadequate code enforcement, and lack of rent control. In addition, substance abuse issues and mental illness in the homeless community were reported as barriers to permanent housing opportunities. However, the stakeholders also identified several opportunities to address these concerns moving forward. The stakeholders discussed the availability of land—both vacant and underutilized land—for affordable housing and the availability of existing buildings for conversion to affordable or supportive housing. In light of the COVID-19 pandemic, stakeholders identified the need for enhanced tenant protections to prevent evictions and risk of homelessness.

## PUBLIC WORKSHOP

A virtual public workshop was held on December 16, 2020, at 6 p.m. on Zoom, an online video/audio conference platform, due to COVID-19 pandemic health concerns. The meeting was hosted jointly with a Yuba County Planning Commission meeting to bolster attendance. The workshop flyer and presentation were translated into Spanish and published on the County website and distributed to stakeholders with the English versions. Spanish translation was also available at the workshop. Five planning commissioners and five community members joined, including a representative from the Regional Housing Authority. No attendees identified themselves as Spanish speakers in need of translation services. The County presented information on the following topics:

- ✓ Housing Element Requirements and the Importance of Compliance
- ✓ New Legislation
- ✓ Regional Housing Needs Allocation (RHNA)
- ✓ Schedule
- ✓ Question and Answer

Five meeting attendees, including two planning commissioners, commented or asked questions. Input received at the meeting was generally focused on making housing affordable while ensuring infrastructure is adequate to meet housing needs. Infill development and accessory dwelling units were supported as housing options that would minimize the need to construct new infrastructure. Meeting attendees stressed the importance of communication with special districts, including Linda County Water District and Olivehurst Public Utility District, to ensure adequate service to new housing and reduce high development fees. Comments and questions at this meeting included:

1. How will the County incorporate state law changes to accessory dwelling units? How will accessory dwelling units be used in the future?



2. Due to their small size, inadequate resources, and close proximity, can Maryville and Wheatland be part of Yuba County's Housing Element Update?
3. The cost of impact fees payable to special districts are very high and often make development financially infeasible. We suggest the County work with these special districts to reduce those fees for affordable housing projects.
4. How was the number of units in the RHNA broken down for various income categories?
5. The Linda, Olivehurst, and Edgewater communities currently have higher-density zoning, and infill housing in these areas should be prioritized for additional housing if needed to meet the County's RHNA.
6. Does the County have the resources, i.e., water, roads, and other infrastructure, to accommodate the new units required by the RHNA?

## HEARINGS

[this section to be completed after hearings occur]

## ADDITIONAL OUTREACH

[include if applicable]

## RESPONSE TO INPUT RECEIVED

The County received one comment letter on the public draft Housing Element from Leadership in Equity Action & Development (LEAD). They requested edits to Policy H-6.1 and Implementation Program H-6.1.1 to address issues related to public health services. Some of the suggested edits were made to that policy and program before the revised draft was submitted to HCD for review.

## CIRCULATION OF THE HOUSING ELEMENT

The public draft was made available to the general public on the Yuba County Planning Department website on March 20th, 2021.

## ADOPTION HEARINGS

[this section to be completed after hearings occur]



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# HOUSING PLAN

## INTRODUCTION

## CONTENTS OF THE HOUSING PLAN

This section of the Housing Element contains the County's strategy for meeting housing needs identified in the other sections. As required by state law, this section contains quantified (numerical) objectives for housing construction, housing rehabilitation, and the preservation of affordable housing, with a five-year program of actions that:

- ✓ Provides regulatory concessions and incentives and uses local, federal, and state financing and subsidy programs to support the development of affordable housing.
- ✓ Identifies adequate sites with appropriate zoning, development standards, services, and facilities to encourage the development of a variety of types of housing for all income levels.
- ✓ Assists in the development of adequate housing to meet the needs of low- and moderate-income households.
- ✓ Addresses and, where appropriate and legally possible, removes governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.
- ✓ Conserves and improves the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.
- ✓ Promotes housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
- ✓ Preserves assisted housing developments for lower-income households.

## GUIDING PRINCIPLES OF THE HOUSING PLAN

The County's housing plan is guided by five principles:

- ✓ **Housing Opportunity Requires Economic Opportunity.** The County can only meet its housing goals in conjunction with providing greater economic opportunities for its residents. The County cannot diversify its economy to provide sufficient housing opportunities for all income levels unless it can also attract residents with higher earning potential. To date, housing opportunities for those earning more than the region's median income have been limited in Yuba County. To attract residents with higher incomes, the County must offer housing, neighborhoods, services, and recreational opportunities that higher-income households find attractive.
- ✓ **A Growing Economy Creates a Need for Affordable Housing.** The County cannot ignore its ongoing obligation to support and facilitate the provision of affordable housing for those earning less than



the median income, particularly lower-income households. Although economic diversification will increase opportunities for lower-income residents to raise their standards of living, many of the jobs created by a growing economy will pay lower to moderate wages. Workers earning such wages will need affordable housing.

- ✓ The County Faces Many Unmet Needs Among Current Residents. There is a substantial unmet need that exists right now in Yuba County. Significant numbers of residents live in substandard housing, overcrowded conditions, and/or pay too high a percentage of their incomes for housing. Even as it attempts to diversify its economy, the County must seek to address the unmet needs of its current citizens within the limits of its resources.
- ✓ County Resources Are Limited. The County has limited resources, revenue, and administrative capacity. These limits will not change until the County's economy grows and diversifies to provide a greater revenue base to support County services. For the time being, the County must rely as much as possible on the resources and administrative capacity of other agencies and organizations to implement its housing plan. For these reasons, the County will focus on: 1) providing a regulatory climate to facilitate housing production, 2) collaborating with others to implement the actions in the Housing Plan, and 3) promoting the accessibility of available resources to the public, community organizations, housing providers, and other stakeholders.

The County's Ability to Provide Affordable Housing Requires a Greater Commitment from State Government. In today's era of local government finance, the County has few avenues to fund affordable housing programs and projects from local revenues. One of the primary avenues to generate local revenue, redevelopment, has not been as successful to date as hoped. The state's financial commitment to local government assistance is essential because the production of most affordable housing requires significant government subsidies. The County's ability to facilitate the production of affordable housing is impacted by more than just state dollars, however. The entire system of state regulation—environmental, health and safety, workers compensation, construction defect liability, prevailing wage requirements for government subsidized housing, and more—have as much, if not more, of an impact on the County's ability to accommodate housing for all of its citizens than the availability of state dollars for affordable housing. All of these state laws serve legitimate public purposes, but their impact on housing cannot be ignored.



## GOALS, POLICIES, AND PROGRAMS

The goals, policies, programs, and quantified objectives in this section are organized according to eight goals. Accompanying each goal are policies and programs that specify how the County will achieve the goal, responsible agencies for implementing the actions described for each goal, time frames for implementation, potential funding sources, and anticipated outcomes (objectives). The issues addressed by each goal are:

- ✓ Providing adequate sites to meet the County's share of future housing construction needs.
- ✓ Assisting in the provision of housing for special population groups and low- and moderate-income households.
- ✓ Addressing and removing governmental constraints to provide housing.
- ✓ Conserving and improving the condition of affordable housing.
- ✓ Preserving affordable units at risk of conversion to market-rate uses.
- ✓ Promoting equal housing opportunities for all persons.
- ✓ Conserving energy in residential uses.
- ✓ Preserving historic residences.

## ADEQUATE SITES

### GOAL H-1: PROVIDE ADEQUATE SITES TO MEET HOUSING NEEDS AMONG ALL INCOME GROUPS.

**Policy H-1.1:** *Provide for a variety of housing types to meet the housing needs of special population groups.*

#### Implementation Program H-1.1.1      Housing for Older Adults

The County will continue to provide incentives for elderly housing, including density bonuses, fee reductions for lower income housing, expedited permit processing to meet project funding deadlines, and information that may be useful in applying for governmental funding (see Goal H-3). In addition, the County will continue to use the planned development process and specific plans to allow for flexibility in housing styles, lot patterns, and the inclusion of supportive services oriented to the needs of older adults. The County will work with developers to identify suitable sites for elderly housing in both high opportunity areas to enhance mobility, improve access to services, and reduce displacement risk for seniors and in low resource areas to provide accessible housing and services to facilitate seniors remaining in their current communities.

**Specific Objective:** To increase the availability of housing choices for seniors in Yuba County. Throughout the planning period, facilitate construction of 20 senior housing



units, 10 of which in areas of high opportunity areas and the rest throughout different communities to allow residents to remain in place.

Responsibility: Community Development and Services Agency.

Time Frame: Current and ongoing.

Funding: Funding for senior housing projects includes Community Development Block Grant (CDBG), HOME, California Housing Finance Agency (CalHFA) help and multifamily housing programs, California multifamily housing program, federal (US Department of Housing and Urban Development [HUD]) Section 202 and 221 programs. Funding for fee reductions would be from the General Fund.

## DEVELOPMENT OF HOUSING

**GOAL H-2: ASSIST IN THE PROVISION OF AFFORDABLE HOUSING FOR EXTREMELY LOW-, VERY LOW-, LOW-, AND MODERATE-INCOME HOUSEHOLDS.**

**Policy H-2.1:** *The County will make use of state and federal programs for which it would be the applicant, and work with nonprofit and for-profit developers to make use of programs for which the developer must be the applicant.*

### **Implementation Program H-2.1.1 Pursue Funding Under State and Federal Programs**

Continue to collaborate with affordable housing providers to identify appropriate state, federal, or private funding to finance the development of housing affordable to extremely low-, very low-, low- and moderate-income households; the development of shelter facilities for special housing needs groups; and the provision of supportive services. The use of the programs listed below is predicated upon reaching agreements with interested nonprofit or private developers to construct low- and/or moderate-income housing.

The County’s role in the pursuit of state and federal funding will be dependent on available staffing and funding and may include the following.

- ✓ County staff will meet annually with housing authority staff and representatives of other agencies and private entities that provide housing, shelter, and supportive services (see Program H-6.1.1) to determine:
  - Specific projects or programs that these organizations intend to pursue.
  - Funding requirements.
  - Appropriate state, federal, or private funding sources that should be accessed.
  - The appropriate lead agency for submitting a funding request.



- The County’s role in supporting a funding request when the County is not the lead agency.

The schedules of project or program proposals and the application cycles of state, federal, and private funding programs will dictate the frequency and timing of meetings each year. Funding requests, whether by the County or others, generally fall in the spring and autumn of each year (although some funding sources have other application cycles).

✓ Based on the results of annual meetings with housing providers, the County may apply directly for funds that require a municipality as the applicant (such as the Small Cities CDBG Program). For programs to which either a municipality or a nonprofit organization may apply (such as the nonentitlement HOME program), the County will meet with the nonprofits seeking funding to determine the most appropriate applicant. When a nonprofit organization intends to apply directly for funding, Yuba County may undertake one or more of the following actions to support the applicant:

- Expedited project review and approval to coincide with the application funding cycle.
- Approval of density bonuses and/or other incentives, as provided for in Chapter 12.130 of the Yuba County Zoning Ordinance, to increase the financial feasibility of the proposed project.
- Assistance in assembling demographic and housing needs data to support the application.
- Assistance in grant administration, if necessary, to demonstrate administrative capacity to the funding source.

Specific Objective: N/A

Responsibility: Community Development and Services Agency.

Time Frame: Current and ongoing. Meet with housing providers prior to subsequent fiscal year funding cycles for various state and federal programs. Apply for funding or assist nonprofit organizations in applying for funding quarterly between 2021 and 2029, as appropriate. The frequency of applications will be based on the funding cycles for specific state and federal programs, County staff capacity, and the readiness of proposed programs or projects that meet state and federal funding criteria. (See Program H-3.1.6 for further details on the timing of regulatory changes and Program H-1.1.1 for timing of meetings with housing providers.)

Funding: Funding sources that the County anticipates may be used during the 2021–2029 period for multifamily housing construction are: state CDBG, HOME, multifamily housing program, and CalHOME programs; CalHFA multifamily programs; low-income housing tax credits; federal home loan bank affordable housing program; HUD Section 221(d), Section 202 (elderly), and Section 811 (persons with



disabilities); emergency shelter assistance program (administered through the state of California); child care facilities finance program (administered through the state of California).

Funding sources that the County anticipates may be used during the 2021–2029 period for homebuyer assistance are: HOME, mortgage credit certificates or revenue bonds, CalHFA down payment assistance program, CalHOME program, and the California Self-Help Housing Program.

**Implementation Program H-2.1.2      Housing Authority Programs**

The Yuba County Housing Authority will continue to seek additional housing choice vouchers (“Section 8” certificates) from the federal government. The County will work with the housing authority to help lower-income renters with housing vouchers to find housing units, and work with property owners to both accept housing vouchers and meet program requirements for housing quality and condition, with an emphasis on promoting accepting vouchers to property owners in high opportunity areas to facilitate housing mobility.

Specific Objective:      Encourage 6 landlords/owners of rental units in high resource areas to register with the Housing Authority to accept vouchers.

Responsibility:      Community Development and Services Agency; Housing Authority.

Time Frame:      Annual applications for housing choice vouchers.

Funding:      Federal Housing Choice Voucher program.

**Implementation Program H-2.1.3      Rehabilitate Substandard Dwelling Units and Promote the Use of Housing Programs**

To encourage private rehabilitation efforts, the County may apply for and/or assist eligible households to apply for various private, state, and federal sources of funding for housing rehabilitation and home repairs, including rehabilitation of mobile home parks. Rehabilitation would include the correction of health and safety hazards, weatherization, and the addition of space to alleviate overcrowding. To avoid discouraging rehabilitation efforts, the County will allow nonconforming dwelling units to be rehabilitated so long as the nonconformity is not increased and there is no threat to public health and safety. The County will continue to promote its standards for rehabilitating nonconforming structures through information at the County’s permit counter and preapplication meetings with property owners or their representatives. The County will continue to promote the use of state and federal housing programs, including rehabilitation programs, by continuing to prepare program brochures that briefly describe available programs, who is eligible to apply, and how to apply. The brochures will be distributed to social services, community organizations, and institutions, with an emphasis on distributing the brochures in areas of concentrated poverty to encourage place-based revitalization through home rehabilitation. They will be



available at County offices, libraries, post offices, and community centers and will be distributed directly to residents in target areas (for programs targeted to specific communities). The County will also post program information on its website and develop a website application that can be downloaded by interested individuals.

- Specific Objective:** 70 rehabilitated housing units (20 extremely low, 20 very low, and 30 low) particularly in low resource areas to maintain the supply of affordable units and protect residents from displacement.
- Responsibility:** Community Development and Services Agency; Health and Human Services Department.
- Time Frame:** Current and ongoing; apply annually for additional funding from state and federal sources; annually distribute program information during the fall or when new funding becomes available.
- Funding:** CDBG; HOME; USDA Rural Housing Services; Housing set-aside funds; Housing and Community Services Funds.

**Implementation Program H-2.1.4      Preapproved Accessory Dwelling Unit Architectural Plans**

The County will evaluate and adopt at least five preapproved accessory dwelling unit plans to streamline the approval process and lower development costs for applicants. Projects that utilize these plans would not need to go through the building plan check process, and the plans would be free to the public. The County will promote the availability of these plans in high opportunity areas to facilitate housing mobility for low-resource households and in areas of concentrated poverty as a strategy to increase the supply of affordable housing to reduce displacement risk.

- Specific Objective:** Facilitate development of 45 ADUs during the planning period. Encourage construction of at least 15 ADUs in high resource areas to facilitate housing mobility and 10 in areas of concentrated poverty to increase supply of affordable units.
- Responsibility:** Community Development and Services Agency.
- Time Frame:** Complete in 2023.
- Funding:** SB 2.

**Policy H-2.2:** *The County will provide density bonuses and other financial incentives to homebuilders proposing to include a minimum specified percentage of low- and moderate-income dwelling units within residential developments.*

**Implementation Program H-2.2.1      Senate Bill 35 Procedure or Policy**



Establish a written policy or procedure and other guidance as appropriate to specify the SB 35 (2017) streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

Specific Objective: Streamline affordable housing projects.

Responsibility: Community Development and Services Agency.

Time Frame: Complete in 2021.

Funding: General Fund.

**Implementation Program H-2.2.2 Regulatory Incentives**

The County will offer the minimum density bonus provided for in state law and consider additional density bonuses on a case-by-case basis if the proposed development meets a special housing need that cannot be met without the additional density bonus. The County will encourage density bonus projects throughout the County to increase the supply of housing in low resource areas to protect residents from displacement and facilitate mobility to high opportunity areas for lower-income households. Other development incentives/concessions that the County may consider on a case-by-case basis are:

- ✓ Fee reductions, the amount of the reduction depending on the financial need of the project to maintain the affordability of dwelling units.
- ✓ Priority permit processing to "fast track" affordable housing projects is an option in addition to priority permit processing required under state law.
- ✓ Low-interest financing (if available as a result of a successful tax-exempt bond issue or application for financing from a state or federal agency).
- ✓ Alternative development standards, provided the alternative standards are used to reduce the cost per unit of the affordable dwelling unit and the alternative standards can meet County health and safety requirements for water, wastewater, drainage, and emergency service access.

The County will promote its density bonus program through an informational brochure available at the County's permit counter, information posted on the County's website, and at preapplication meetings with housing developers.

Specific Objective: Increase awareness of the County's density bonus program and encourage its use in conjunction with affordable or senior housing. 30 units, 10 of which are in low resource areas and 10 in high opportunity areas.

Responsibility: Community Development and Services Agency.



**Time Frame:** Current and ongoing amendments to comply with GC Section 65915 will be completed in 2021. Continue to provide information at permit counter and on County's website.

**Funding:** Permit fees; General Fund; SB 2.

**Implementation Program H-2.2.3 Housing for Extremely Low-Income Households**

Ensure that the needs of extremely low-income households, including homeless youth, are specifically considered in local housing programs.

The County allows single-room occupancy units, which are suitable for extremely low-income households, without discretionary review in the RH district and with administrative and conditional-use permits in five other districts: CMX, NMX, DC, EC, and IC.

The County, as feasible, will continue to apply for and use available housing resources, including project-based rental subsidies such as local housing choice vouchers, federal housing assistance payment vouchers, and state Mental Health Services Act vouchers, as well as other resources such as CDBG and HOME funds for the provision of housing for extremely low-income households.

The County will coordinate with affordable and special needs housing providers to track the number of extremely low-income units produced and preserved to maintain the affordability of existing housing affordable to extremely low-income households.

**Specific Objective:** Assist in obtaining funds and supporting services for extremely low-income households, including the homeless; pursue funding applications for 4 or 5 extremely low-income households during the planning period. Encourage 2 of these units in areas of concentrated poverty to reduce displacement risk and at least 1 unit in a high opportunity area to facilitate mobility.

**Responsibility:** Community Development and Services Agency.

**Time Frame:** Meet with special needs housing providers annually and ongoing.

**Funding:** General Fund; regional, state, and federal housing grants; loans; and other funding programs.

**Implementation Program H-2.2.4 Multi-Family Housing in Plumas Lake Specific Plan**

As part of the next update to the Plumas Lake Specific Plan, the County will update the land use designations in the Specific Plan to allow high density multi-family uses throughout the specific plan area to promote housing distribution for higher density projects in a greater area of the County. This will support the County's efforts to support the goals of Assembly Bill (AB) 686 related to fair housing goals



by facilitating affordable housing to reduce displacement risk and encouraging high density housing near services in the specific plan.

Specific Objective: 200 lower income units in a high resource area near services that are located in and adjacent to the Specific Plan area.

Responsibility: Community Development and Services Agency

Time Frame: By 2027

Funding: General Fund

## ADDRESS AND REMOVE CONSTRAINTS

### GOAL H-3: REMOVE CONSTRAINTS TO THE AVAILABILITY AND AFFORDABILITY OF HOUSING FOR ALL INCOME GROUPS.

*Policy H-3.1: Reduce regulatory barriers to the development of housing and promote alternative housing types.*

#### Implementation Program H-3.1.1 Homeless Services

Yuba County will continue to cooperate with homeless shelter providers to meet the needs of individuals and families without permanent housing, including the homeless. In addition, the County will meet with providers of emergency shelters and transitional housing to determine the need and appropriate locations for such facilities in the unincorporated area (see Program H-1.1.1). To meet the needs of the homeless, the County will take the action by implementing the following program components:

- ✓ The County should assist shelter and transitional housing providers in applying for state and federal funding to support the development of emergency shelters and transitional housing (see Program H-6.1.1).
- ✓ The County should continue to work with homeless service providers through the County Health and Human Services Department to arrange for overnight vouchers to motels for homeless persons and the placement of homeless individuals and families.

Specific Objective: N/A

Responsibility: Health and Human Services Department, Community Development and Services Agency.

Time Frame: Current and ongoing; Work with providers at least once annually.



**Funding:** General Fund; potential sources of funding for homeless facilities and services include federal emergency shelter grants, Shelter Plus Care Program, Housing for Persons with Aids, Homekey, Emergency Housing Assistance Program, and CDBG.

**Implementation Program H-3.1.2 Housing for Farmworkers**

Seek to meet the needs of farmworkers and their families to increase the supply of affordable housing for low-income families, many of whom are farmworkers (see Program H-6.1.1). Migrant farmworker housing is currently allowed only in the Exclusive Agricultural (AE) zone, although Implementation Program H-3.1.6 commits the County to amending the Development Code to allow housing for six persons or less in the same way residential structures are allowed in zones allowing residential uses. Implementation Program H-3.1.6 also commits the County to amend the Development Code to allow employee housing of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone. Both actions are to comply with the state Employee Housing Act (Health & Safety Code Section 17021.5 and 17021.6). This will benefit year-round residents employed in agriculture, the overwhelming majority of whom are low income and tend to have a higher percentage of large families. The County will continue to meet with the Agricultural Commissioner, farmers, ranchers, affordable housing advocates, and housing providers to address the housing needs of year-round and migrant farmworkers and to assist in the applications for state and federal funds (see Program H-6.1.1).

Multifamily housing for farmworkers and their families will continue to be allowed under the same standards as any other type of multifamily housing. Where multifamily is conditionally permitted, conditions of approval will focus on compliance with development standards for height, yards, set-backs, parking, landscape buffering, and building coverage. Increased residential density is allowed without a conditional use permit through the Planned Unit Development process or with a density bonus. Additional conditions may be applied on a case-by-case basis to address local traffic and access issues (ingress and egress to a property).

The County may assist providers of farmworker housing to access state and federal funds (see Program H-2.1.1 for further details).

**Specific Objective:** Facilitate farmworker housing and ensure compliance with the Employee Housing Act. Encourage construction of farmworker housing in areas of concentrated poverty and near employment opportunities to reduce displacement risk while improving access to resources.

**Responsibility:** Community Development and Services Agency.

**Time Frame:** See Programs H-6.1.1 and H-3.1.6, which specify separate timing.



**Funding:** General Fund; potential sources of funding for farmworker housing include the state’s Joe Serna Jr. Farmworker Housing Grant Program and USDA Rural Development 514 and 516 programs.

**Implementation Program H-3.1.3 Promote Alternative Housing Types**

The County will continue to promote its development standards for alternative housing types such as accessory dwelling units, residential care facilities, mobile homes and mobile home parks, housing for persons with physical and developmental disabilities through printed literature, the County’s website, and pre-application meetings. The County will prepare a brochure that summarizes development standards for alternative housing types, provide the brochure at the permit counter, and post the brochure on its website. The County will also continue to encourage pre-application meetings with property owners, or their representatives interested in developing alternative housing types to provide technical assistance regarding County standards and permit processes.

**Specific Objective:** Increase awareness of the County’s development standards for alternative housing types. Promote a variety of housing types throughout the area within the Valley Growth Boundary to facilitate housing mobility opportunities and encouraging affordable housing types in high resource areas.

**Responsibility:** Community Development and Services Agency

**Time Frame:** Prepare and make available brochure and post on County website by the end of 2021.

**Funding:** Permit fees; General Fund.

**Implementation Program H-3.1.4 Funding for Drainage Improvements**

The County will continue to apply for grants to construct drainage improvements in unincorporated communities to increase residential development opportunities. Agencies could include the Yuba County Water Agency, the federal government, state government, or other agencies. The County will also continue to move forward with drainage improvement projects completed through the County’s Capital Improvement Program, special districts projects, and improvements resulting from project-specific developer requirements.

**Specific Objective:** Continue to work with agencies providing drainage infrastructure to increase opportunities for residential development.

**Responsibility:** Yuba County Water Agency, Public Works Department.

**Time Frame:** Five applications within the planning period

**Funding:** Grants; County Capital Improvement Program; Development Fees.



**Implementation Program H-3.1.5      Water and Sewer Capacity Improvements and Working with Districts to Facilitate Housing**

The County will establish a written process to comply with Senate Bill 1087 and identify ways to move forward with improvements to water and wastewater infrastructure as needed in order to maintain sufficient infrastructure and capacity to serve the County’s housing need. This will include continuing to work with the Linda County Water District (LCWD) and Olivehurst Public Utility District (OPUD) to make water and sewer service available to new development. LCWD and OPUD will expand their wastewater collection and treatment infrastructure as necessary to accommodate growth, using developer fees.

The County will continue regular communication with LCWD and OPUD on County General Plan policies and future growth vision to ensure that infrastructure needs can be met. The County will inform OPUD and LCWD of available funding sources and support efforts by OPUD and LCWD to upgrade their infrastructure. The County will provide the adopted Housing Element to LCWD and OPUD to ensure priority is granted for service to affordable housing projects to comply with Senate Bill 1087.

The County will work with the water and wastewater providers to look for ways to remove constraints to housing development, including reducing impact fees.

Specific Objective:      Continue to work with LCWD and OPUD to provide water and sewer service to accommodate the County’s RHNA.

Responsibility:      Yuba County Water Agency, Public Works Department, OPUD, LCWD.

Time Frame:      Ongoing as funding is available; evaluate and meet with districts regarding constraints removal by 2022.

Funding:      General Fund; Grants; Development Fees.

**Implementation Program H-3.1.6      Revisions to County Zoning and Development Standards**

The County will revise the zoning and development standards to:

- ✓ Continue to amend the development code related to accessory dwelling units consistent with GC Section 65852.2.
- ✓ In order to fully comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the County will amend its Zoning Code to allow farmworker employee housing in all zoning districts where single-family is allowed in the same way single-family housing is allowed.
- ✓ Amend the Development Code to allow supportive housing in compliance with AB 2162. This law requires that supportive housing be allowed without discretionary review in areas zoned for residential use where multifamily and



mixed uses are permitted, including the RM, RH, CMX, NMX, DC, and EC zones which are nonresidential zones permitting multifamily uses.

- ✓ Amend the Development Code to allow low-barrier navigation centers without discretionary review in compliance with AB 101 in areas zoned for mixed use and nonresidential zones permitting multifamily uses.
- ✓ Amend the Development Code to update standards for emergency shelters in Section 11.32.090 for consistency with Government Code Section 65583(a)(4)).
- ✓ Review the reasonable accommodation procedure findings in Section 11.60.040 of the Development Code for constraints and conflicts with State law. If constraints or inconsistencies with State law are identified, the County will amend the Development Code to remove all identified constraints and to comply with State law.

Specific Objective: N/A

Responsibility: Community Development and Services Agency, Planning Commission, Board of Supervisors.

Time Frame: Complete Development Code amendments in 2021. Make updates to accessory dwelling unit regulations as needed after that to remain consistent with GC Section 65852.2.

Funding: General Fund; SB 2

**Implementation Program H-3.1.7 Residential Care Facilities**

To address AB 686 and County fair housing goals, the County will amend the Development Code to permit residential care facilities serving seven or more people with an administrative use permit in all zones that permit residential uses of the same type, in accordance with the County’s definition of family. Residential care facilities would still be subject to state licensing.

Specific Objective: Facilitate development of residential care facilities serving seven or more people.

Responsibility: Community Development and Services Agency

Time Frame: Complete Development Code amendments by 2023.

Funding: General Fund.

**Implementation Program H-3.1.8 Parking Requirement Review**

The County will evaluate the parking requirements for mobile home parks and boarding facilities to determine if they pose a constraint to development. If it is



found that these parking standards impede development of boarding facilities or mobile home parks, the County will reduce parking requirements as applicable.

Specific Objective: Reduce barriers to development of boarding facilities and mobile home parks.

Responsibility: Community Development and Services Agency

Time Frame: Identify if constraints exist by July 2022 and amend the Development Code by December 2023, if needed.

Funding: General Fund.

**Implementation Program H-3.1.9 Monitor Plumas Lake Specific Plan Design Review**

The County will monitor design review applications in the Plumas Lake Specific Plan area to identify potential constraints to housing development. If it is found that design review impedes development of single-family or multi-family housing, the County will revise design review requirements for housing development applications to promote certainty in the process and increase objectivity.

Specific Objective: Reduce barriers to development of housing in the Plumas Lake Specific Plan area.

Responsibility: Community Development and Services Agency

Time Frame: Assess within two years of Housing Element adoption and then amend design review process within six months if constraints are identified.

Funding: General Fund.

**Policy H-3.2: Require demonstration of compliance with California Government Code Section 65589.7 from water and sewer districts.**

**Implementation Program H-3.2.1 Conditions of Approval and Distribute Housing Element and Request Agency Compliance with GC Section 65589.7**

The County will continue to include compliance with, and reference to GC Section 65589.7 in the conditions of approval for subdivisions that require “will-serve” letters from the sewer and water districts. The County will distribute the adopted housing element to special districts and request water and sewer providers for a copy of their policies demonstrating compliance with California GC Section 65589.7. Water and sewer providers are required to: “adopt written policies and procedures, not later than July 1, 2006, and at least once every five years thereafter, with specific objective standards for provision of services in conformance with this section” (GC Section 65589.7[b]). These should be made available to the County on request.

Specific Objective: N/A

Responsibility: Community Development and Services Agency



Time Frame: Ongoing.

Funding: Project Application Fee and General Fund.

Specific Objective: To encourage water and sewer providers to demonstrate that they are in compliance with state law and that their master plans contain sufficient capacity and priority for lower-income households.

## CONSERVE AND IMPROVE THE CONDITION OF THE EXISTING AFFORDABLE HOUSING STOCK

**GOAL H-4: IMPROVE AND CONSERVE THE EXISTING SUPPLY OF HOUSING.**

**Policy H-4.1:** *The County will periodically survey housing conditions in the unincorporated county area to maintain a current database on housing repair needs.*

### **Implementation Program H-4.1.1 Housing Condition Surveys**

The County will maintain current information on the condition of dwelling units in the unincorporated county area by periodically updating its housing conditions database. Approximately every eight years with the Housing Element update, the County will resurvey housing conditions to ensure its housing conditions information is up to date. The County will use the results of its housing conditions survey to establish priorities and target areas for housing rehabilitation and neighborhood improvement programs as a strategy to encourage community revitalization in areas of need, with an emphasis on targeting areas of concentrated poverty with concentrated rehabilitation need.

Specific Objective: N/A

Responsibility: Community Development and Services Agency.

Time Frame: Complete housing condition survey by the end of 2025.

Funding: General Fund.

**Policy H-4.2:** *The County will pursue a combination of public and private actions to rehabilitate and maintain the existing stock of housing.*

### **Implementation Program H-4.2.1 Code Enforcement and Abatement**

In an effort to encourage community revitalization, particularly in areas of concentrated poverty, the County will identify and confirm, through the code complaint process, dwelling units that are unsafe to occupy and initiate



appropriate action to have those units comply with building code standards or have the structures removed. Official action by the County may be taken on cases in which the property owner is unable or unwilling to make necessary repairs, in which repairs are not feasible, or in which the dwelling unit has been abandoned. If the County requires a dwelling unit to be vacated for code violations, the owner of the unit may be required to pay relocation costs in order to mitigate displacement costs to tenants. Relocation costs may include moving expenses, security deposit, and other upfront expenses related to the relocation as governed by California Health and Safety Code Section 17975 et seq.

- Specific Objective: N/A
- Responsibility: Community Development and Services Agency.
- Time Frame: Current and ongoing.
- Funding: General Fund; Demolition and Abatement Trust (funding from a variety of sources).

***Policy H-4.3: The County will require the abatement or demolition of substandard housing that is not economically feasible to repair and which represents a health and safety threat and will seek to mitigate the displacement of low-income households resulting from demolition.***

**Implementation Program H-4.3.1 Relocation Assistance**

The County will continue to work with property owners and other agencies to assist with relocation of displaced residents to facilitate mobility and access to housing opportunities. Yuba County will require owners of rental dwelling units that are vacated for violation of housing and building codes to pay relocation expenses, pursuant to the California Health and Safety Code, for displaced low-income residents and to provide the displaced residents with the right of first refusal to return to the units upon their repair. If the owner is unwilling or unable to pay for the relocation of the tenants, the County may use available funding to advance relocation expenses and recover the relocation cost from the owner by placing a lien on the owner's property.

- Specific Objective: N/A
- Responsibility: Community Development and Services Agency.
- Time Frame: Current and ongoing.
- Funding: Relocation Trust Fund (reimbursed through a variety of funding sources).



## AFFORDABLE HOUSING PRESERVATION

### GOAL H-5: PRESERVE AFFORDABLE HOUSING.

**Policy H-5.1:** *The County will seek to preserve the affordability of government-subsidized housing and other housing affordable to low-income households.*

#### Implementation Program H-5.1.1 Preservation of Mobile Home Parks

The County will require owners of mobile home parks requesting conversions to other uses to provide residents with at least one year advanced notice of the owner's intent to close the park and to provide relocation assistance to low-income residents and their mobile homes (if tenant-owned). For parks that appear feasible to rehabilitate and/or maintain for residential use, the County will meet with the owner to determine if the County can assist in accessing state or federal funding for park improvements. If residents have expressed an interest in purchasing their mobile home parks for resident ownership, the County will provide assistance in locating a nonprofit organization that can assist in conversion to resident ownership and applying for state or federal funding to purchase the park. Note that park-owned units place less financial responsibility on the residents than tenant-owned units. In addition, enforcement and park maintenance requirements are under state jurisdiction.

**Specific Objective:** Facilitate place-based revitalization through community conservation and reduce displacement risk by encouraging preservation of affordable units.

**Responsibility:** Community Development and Services Agency.

**Time Frame:** Current and ongoing; provide owner or resident assistance upon request.

**Funding:** Permit fees; state Mobile Home Park Assistance Program; USDA Rural Housing Services.

#### Implementation Program H-5.1.2 Preservation of At-Risk Rental Units

The County will monitor the list of all dwellings in the unincorporated county that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list will include, at least, the number of units, the type of government program, and the date on which the units are at risk to convert to market-rate dwellings. The County identified 121 units at risk of converting to market rate within 10 years of the beginning of the sixth-round Housing Element planning period. The County will work to reduce the potential conversion of any units to market rate through the following actions:

- ✓ Monitor the status of affordable projects, rental projects, and mobile homes in unincorporated Yuba County. Should the property owners indicate the



desire to convert properties, consider providing technical and financial assistance, when possible, to ensure long-term affordability.

- ✓ If conversion of units is likely, work with local service providers as appropriate to seek funding to subsidize the at-risk units in a way that mirrors the HUD Housing Choice Voucher (Section 8) program. Funding sources may include state or local funding sources.

Pursuant to state law (Government Code sections 65853.10, 65863.11, and 65863.13), owners of deed-restricted affordable projects are required to provide notice of restrictions that are expiring to all prospective tenants, existing tenants, and the County within three years, 12 months, and six months before the scheduled expiration of rental restrictions. In addition, the County or owner will provide notice to HUD, HCD, the Yuba County Housing Authority, and the local legal aid organization. Owners shall also refer tenants of at-risk units to educational resources regarding:

- ✓ Tenant rights
- ✓ Conversion procedures
- ✓ Information regarding Section 8 rent subsidies
- ✓ Any other affordable housing opportunities in the county.

In addition, notice shall be required prior to conversion of any units to market rate for any additional deed-restricted lower-income units that were constructed with the aid of government funding, that were required by inclusionary zoning requirements, that were part of a project granted a density bonus, or that were part of a project that received other incentives.

If a development is offered for sale, HCD must certify persons or entities that are eligible to purchase the development and to receive notice of the pending sale. Placement on the eligibility list will be based on experience with affordable housing.

When necessary, the County shall continue to work with property owners of deed-restricted affordable units who need to sell within 45 years of initial sale. When the seller is unable to sell to an eligible buyer within a specified time period, equity-sharing provisions are established (pursuant to the affordable housing agreement for the property), whereby the difference between the affordable and market value is paid to the County to eliminate any incentive to sell the converted unit at market rate. Funds generated would then be used to develop additional affordable housing in the county. The County shall continue tracking all residential projects that include affordable housing to ensure that the affordability is maintained for at least 45 years for owner-occupied units and 55 years for rental units, and that any sale or change of ownership of these



affordable units prior to satisfying the 45- or 55-year restriction shall be “rolled over” for another 45 or 55 years to protect “at-risk” units.

**Specific Objective:** Assist, as needed, in the preservation of 121 units at risk of converting to market-rate rents. Facilitate place-based revitalization through community conservation and reduce displacement risk by encouraging preservation of affordable units.

**Responsibility:** Community Development and Services Agency, Housing Authority.

**Time Frame:** Ongoing communication with owners, service providers, and eligible potential purchasers; work with owners of deed-restricted units on an ongoing basis—particularly at the time of change of ownership.

**Funding:** CalHFA Help Program; Multifamily Housing Program; HOME, CalHFA (preservation acquisition financing); mortgage insurance for purchase/refinance (HUD).

## PROMOTE EQUAL HOUSING OPPORTUNITIES FOR ALL PERSONS

### GOAL H-6: ENSURE EQUAL HOUSING OPPORTUNITY FOR ALL COUNTY RESIDENTS.

*Policy H-6.1: The County will annually meet with housing, supportive service providers, and public health representatives to identify needs.*

#### Implementation Program H-6.1.1 Special Needs Housing Priorities

Coordinate an annual meeting with housing and supportive service providers and public health serving organizations active in the Yuba-Sutter area that serve special population groups, including seniors, large families, female-headed households, single-parent households with children, persons with physical and developmental disabilities, and homeless individuals and families. The purpose of the meeting is to determine priorities for subsequent years, funding sources for projects and programs, potential locations for special needs housing, and the role of the County in facilitating development of affordable housing in high resource areas and across the County to reduce displacement. County staff will assist service providers with letters of recommendation for necessary funding, as requested. See Program H-2.1.1 for details on actions the County will undertake to assist housing providers in accessing state and federal funds, including funding for special needs housing. According to this program, the County may either apply for funding directly or assist other entities in applying for funding.

**Specific Objective:** 50 special needs housing units in high resource areas to encourage mobility and access to existing resources, 50 special needs housing units in low resource areas and areas of concentrated poverty to reduce displacement risk.



- Responsibility: Community Development and Services Agency.
- Time Frame: Annual meetings after potential grant public hearing.
- Funding: General Fund; Housing and Community Services General Administrative Funds.

**Policy H-6.2:** *The County will continue to provide information and referral to individuals with fair housing complaints.*

**Implementation Program H-6.2.1 Fair Housing Program**

In an effort to comply with Assembly Bill (AB) 686, the County will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, national origin, familial status, disability, gender, gender identity, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information, as protected categories by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

The County identified barriers to fair housing through the Fair Housing Assessment in the Special Housing Needs section of the Community Profile in this Housing Element. Specific actions to foster an inclusive community include:

- ✓ Implement Programs H-2.1.3, H-3.1.5, H-4.1.1, and H-4.2.1 to affirmatively further fair housing, including targeting community revitalization through place-based programs, enhancing mobility between neighborhoods, and developing strategies to reduce displacement risk in areas with a higher concentration of lower-income households and overpayment (e.g., Programs H-2.1.2, H-2.1.4, H-2.2.4, H-3.1.2, H-3.1.3, H-4.3.1, and H-5.5.1) and facilitating affordable housing in high opportunity areas (e.g., Programs H-1.1.1, H-2.2.2 and H-6.1.1).
- ✓ Within 6 months of adoption of the Housing Element, distribute information from state and federal agencies responsible for enforcing anti-discrimination laws to organizations and institutions that have contact with the general public and to organizations representing home builders, real estate agents, and mortgage lenders. Provide updated information annually.
- ✓ Reiterate the County’s fair housing policies at all public meetings and hearings conducted in conjunction with the Community Development Block Grant (CDBG) and other housing and community development programs and include fair housing information in public notices of such meetings.
- ✓ Conduct bi-annual trainings for County staff that have regular and direct contact with the public on how to handle and refer housing discrimination complaints, including complaints from housing voucher holders.



- ✓ Maintain a list, updated annually, of public and private agencies and organizations that provide counseling, legal, or other services in connection with housing discrimination complaints and refer complainants to one or more of these organizations.
- ✓ Within one year of Housing Element adoption, dedicate or seek funding to prioritize basic infrastructure improvements in disadvantaged communities to facilitate community revitalization near sites identified for low-income housing while mitigating displacement and increased costs to vulnerable populations. Annually reapply for funding as needed.
- ✓ As funding and staff capacity allows, co-sponsor annual fair housing training and/or fair housing events with one or more nonprofit organizations in Yuba County (such as California Rural Legal Assistance).
- ✓ Annually mail information regarding equal housing opportunity rights and responsibilities and the benefits of participation in the Housing Choice Voucher program to multifamily rental property owners. This action could be conducted in collaboration with a local nonprofit organization that specializes in fair housing law and referral of fair housing complaints.
- ✓ Meet annually with Yuba-Sutter Transit to determine if transit demand is met by existing routes and frequency, the County will assist in applying for additional funding to expand transit options if needed. Emphasize ensuring adequate transit routes and stops are available near sites identified for lower-income housing.
- ✓ Meet with school districts within one year of Housing Element adoption to develop a rural teacher incentive program to attract and retain high-quality teachers at poorly ranked schools to improve access to proficient educational opportunities near sites identified for lower-income housing.
- ✓ Within two years of Housing Element adoption, develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities within the County. Following development, assist 3 lower-income households per year to locate housing opportunities.
- ✓ Meet biannually with local and regional fair housing agencies and organizations to track issues and identify patterns in the County.
- ✓ As part of the Housing Element Annual Progress Report process in year 2025, evaluate the County's fair housing objectives and adjust as appropriate.

Specific Objective: Address fair housing issues.

Responsibility: Community Development and Services Agency, Housing Authority.

Time Frame: Refer to each strategy in the AFFH program for specific timeframes.

Funding: General Fund; CDBG; HOME (administrative funds related to grant activities).



# ENERGY CONSERVATION

**GOAL H-7: PROMOTE ENERGY CONSERVATION FOR NEW AND EXISTING DWELLING UNITS.**

*Policy H-7.1: Continue to implement state energy-efficiency standards.*

*Policy H-7.2: Provide weatherization assistance to low-income households.*

**Implementation Program H-7.2.1 Energy Conservation Assistance for Low-Income Households.**

The County will continue to permit weatherization and energy conservation improvements as eligible activities under its Housing Rehabilitation Program (see Program H-2.1.3). The County will also provide program participants with information on utility company and other energy conservation assistance programs. Explore additional methods of increasing awareness of these funding opportunities.

Specific Objective: N/A

Responsibility: Community Development and Services Agency.

Time Frame: Current and ongoing.

Funding: CDBG and HOME; General Fund.

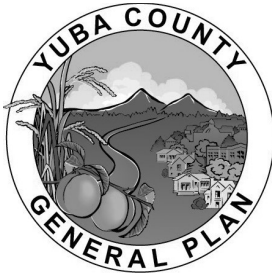
# QUANTIFIED OBJECTIVES

**TABLE H-1. QUANTIFIED OBJECTIVES (2021–2029)**

Income Category	New Construction <sup>1</sup>	Rehabilitation	Conservation/ Preservation <sup>2</sup>
Extremely Low	310	20	35
Very Low	311	20	43
Low	374	30	43
Moderate	561	0	0
Above Moderate	1,331	0	0
<b>TOTALS</b>	<b>2,887</b>	<b>70</b>	<b>121</b>

1. Units in this category include new construction of units as part of implementation of Implementation Programs H-1.1.1, H-2.2.2, H-2.2.3, H-3.1.2, and H-3.1.3.

2. The units to be preserved are addressed by Implementation Program H-5.1.2.



# COMMUNITY PROFILE

## POPULATION, EMPLOYMENT, AND HOUSEHOLD CHARACTERISTICS

The community profile describes and analyzes population and housing characteristics. It evaluates the relationship between housing needs of residents and the availability and affordability of housing for those residents. To evaluate this relationship, the profile analyzes growth trends, income, employment, and household characteristics. It also provides information on existing housing costs and conditions. Analysis of these data is used by Yuba County to identify the highest priority housing needs.

As documented in this section, most of the demographic changes in unincorporated Yuba County since 2010 have been gradual, mirroring the growth seen in the County as a whole. Yuba County's population has decreased in median age over the past 10 years, and 53 percent of Yuba County's population is younger than 34, with a majority being between the ages of 5 to 14. Entertainment, recreation, and food services saw the greatest growth since 2010, increasing by 55 percent, while personal care and service occupations are expected to have the most growth in the next six years (expected increase of 43 percent). Overcrowding, including severe overcrowding, is more common among renter-occupied households than owner-occupied households. The ability to purchase a home is only within reach for moderate- and above-moderate-income households. The average price of a single-family home (\$308,720) remains out of reach of lower-income households (includes extremely low-, very low- and low-income groups).

The Sacramento Area Council of Governments (SACOG) compiled data to analyze housing needs in the greater Sacramento region, including Yuba County. This data packet has been pre-approved by the Department of Housing and Community Development as the best data to use for those subject areas in the Housing Element. The US Census Bureau is the main source of information for the assessment of housing needs. Other available data and reports, including the California Department of Finance (DOF) housing and population estimates, were used to supplement the US Decennial Census 2010 and American Community Survey (ACS) data.

## POPULATION TRENDS

According to the DOF, Yuba County's total population was 75,493 in 2018 (see Table H-2). The population in the unincorporated county at that time was 59,464. The unincorporated areas of the County experienced a 5.0 percent increase in population between 2010 and 2018, or a population increase of 2,837 residents. This growth resembles the County as a whole, which had a 4.6 percent increase between 2010 and 2018 or population growth of 3,378 residents. Among the incorporated cities in the County, the population of Marysville increased slightly, 1.7 percent between 2010 and 2018. Wheatland experienced the largest percentage increase, from 3,456 in 2010 to 3,747 in 2018, an 8.4 percent increase.

As shown in Table H-3, unincorporated Yuba County is predicted to grow by 22 percent between 2016 and 2040; the same growth is predicted for the County as a whole. According to SACOG's modeling,



Wheatland will have the largest growth over the next 20 years and is expected to increase by 67 percent between 2016 and 2040, or a population increase of 2,901 residents. Marysville’s population is not expected to change significantly; the modeling suggests that by 2040, Marysville’s population will only increase by 6 percent, reaching a total of 13,846. A development anticipated to contribute to the population growth is the Plumas Lake Specific Plan, just south of the State Route (SR) 70/SR 65 interchange, which could contain 1,168 low-density residential dwelling units, 10,626 medium-density, 750 medium-high density, and 483 high-density residential dwelling units at buildout.

**TABLE H-2. POPULATION TRENDS**

Jurisdiction	2010	2018	Percentage Change
Marysville	12,072	12,282	1.7%
Wheatland	3,456	3,747	8.4%
Unincorporated Yuba County	56,627	59,464	5.0%
Total County	72,155	75,493	4.6%

Source: 2010 Census; Department of Finance (DOF), E-5 Table (HCD Yuba County Housing Element Data Profile).

**TABLE H-3. POPULATION PROJECTIONS**

Jurisdiction	2016	2040	Percentage Change 2016–2040
Marysville	13,116	13,846	6%
Wheatland	4,302	7,203	67%
Unincorporated Yuba County	60,046	73,329	22%
Total Yuba County	77,464	94,378	22%

Source: SACOG Detail Modeling Projections for 2040, February 2020.

## POPULATION BY AGE

The age characteristics of a community are important factors in evaluating housing needs and assist in projecting future housing needs. Age generally correlates to both tenure and type of housing. As people age, their housing needs and preferences change, as does their ability to pay for housing.

Table H-4 compares the age distribution of the population in the unincorporated county in 2010 and 2018. As this table shows, the age distribution was similar in 2010 and 2018, with primarily small variations of 1 to 4 percent. Only one age group exceeded a 4 percent change: residents between 5 and 14 years increased from 9 percent in 2010 to 16 percent in 2018. The most significant decrease was an approximately 4 percent decline in the proportion of persons aged 45 to 54. These trends indicate a growing young family population in the County, partly because young families are moving into new housing being constructed in Yuba County.



TABLE H-4. AGE DISTRIBUTION

Age Group	2010		2018	
	Number	Percentage	Number	Percentage
<5	5,011	9.6%	4,960	8.3%
5-14	4,755	9.1%	9,670	16.3%
15-24	8,264	15.9%	7,856	13.2%
25-34	8,134	15.6%	9,064	15.2%
35-44	7,028	13.5%	7,490	12.6%
45-54	7,460	14.3%	6,378	10.7%
55-64	6,012	11.5%	6,872	11.6%
65+	5,442	10.4%	7,174	12.1%
Total	52,106	100.0%	59,464	100.0%

Source: 2010 Census; Census 2014-2018 ACS (SACOG Housing Element Data Profile 2020).

## POPULATION BY RACE/ETHNICITY

Table H-5 shows the relationship between the different racial and ethnic groups in unincorporated Yuba County. In 2010, the majority of the population identified as White. The next largest group in 2010 was Latino, with 26 percent of the population identifying as solely Latino. Between 2010 and 2018, most race/ethnicity classes remained stable in their proportion of total county population, with less than 1 percent change. The Latino population increased from 26 percent to 28 percent. Unincorporated Yuba County's White population decreased by a similar factor (about 3 percent) to 55 percent in 2018.

TABLE H-5. POPULATION BY RACE/ETHNICITY

Ethnicity	2010		2018	
	Number	Percentage	Number	Percentage
White <sup>1</sup>	32,618	57.6%	32,588	54.8%
Black <sup>1</sup>	1,598	2.8%	2,098	3.5%
American Indian and Alaska Native <sup>1</sup>	1,010	1.8%	550	0.9%
Asian <sup>1</sup>	4,047	7.1%	4,346	7.3%
Native Hawaiian and Pacific Islander <sup>1</sup>	236	0.4%	234	0.4%
Other <sup>1</sup>	69	0.1%	113	0.2%
Two or more <sup>1</sup>	2,538	4.5%	2,981	5.0%
Hispanic	14,511	25.6%	16,554	27.8%
Total	56,627	100.0%	59,464	100.0%

<sup>1</sup> Not Hispanic.

Source: 2010 Census; Census 2014-2018 ACS (HCD Yuba County Housing Element Data Profile).



## EMPLOYMENT

Employment has a close relationship to housing. The types of local employers and the jobs they offer determine the income potential of those who live and work in Yuba County. In turn, earning capacity determines the type, size, and quality of housing that a household can afford.

A distinction is made between employment and the labor force in the County (people living in Yuba County, regardless of where they work) and the County's jobs (jobs in Yuba County, regardless of where the workers live). In addition, jobs and employment are described in terms of employer or sector type (such as government, services, or transportation) and occupations (such as electricians or health care aides).

As shown in Table H-6, Yuba County had a resident civilian labor force of 20,288 in 2010 and 19,331 in 2018. Employed residents decreased by 5 percent between 2010 and 2018. The industry sector with the largest growth between 2010 and 2018 was arts, entertainment, recreation, accommodation, and food, which experienced 55 percent growth by adding 769 jobs. This increase was greater by nearly 30 percent than public administration, which experienced the next largest growth increase during the period of 28 percent. About half of the industry sectors listed in Table H-6 decreased in the number of employed residents from 2010 to 2018. The industry sector that experienced the most decrease in employed residents was transportation and warehousing, and utilities. This sector lost 356 jobs between 2010 and 2018, a 26 percent decrease. These figures show that Yuba County's economy did not recover from the recession as well as the overall state economy.



TABLE H-6. EMPLOYMENT IN YUBA COUNTY BY INDUSTRY, 2010–2018

Industry	2010		2018		Change 2010–2018	
	Number	Percentage of Total	Number	Percentage of Total	Number	Percentage
Agriculture, forestry, fishing and hunting, and mining	1,051	5.2%	1,047	5.4%	-4	-0.4%
Construction	1,858	9.2%	2,069	10.7%	211	11.4%
Manufacturing	1,675	8.3%	1,446	7.5%	-229	-13.7%
Wholesale trade	605	3.0%	578	3.0%	-27	-4.5%
Retail trade	2,315	11.4%	2,821	14.6%	506	21.9%
Transportation and warehousing, and utilities	1,396	6.9%	1,040	5.4%	-356	-25.5%
Information	478	2.4%	475	2.5%	-3	-0.6%
Finance, insurance, real estate, and rental and leasing	973	4.8%	858	4.4%	-115	-11.8%
Professional, scientific, management, administrative, and waste management services	2,099	10.3%	2,186	11.3%	87	4.1%
Educational, health, and social services	3,826	18.9%	4,647	24.0%	821	21.5%
Arts, entertainment, recreation, accommodation, and food services	1,397	6.9%	2,166	11.2%	769	55.0%
Other services (except public administration)	946	4.7%	923	4.8%	-23	-2.4%
Public administration	1,669	8.2%	2,138	11.1%	469	28.1%
Total Employed Population over 16 Years of Age	20,288	100.0%	19,331	100.0%	-957	-4.7%

Source: Census 2006–2010 ACS; Census 2014–2018 ACS (HCD Yuba County Housing Element Data Profile).

Table H-7 shows the SACOG job forecasts for Yuba County in 2040 compared to the 2016 baseline total employment figures used in the SACOG Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS). From 2016 to 2040, unincorporated Yuba County is expected to add 6,485 jobs, a 51 percent increase from 2016.

TABLE H-7 YUBA COUNTY EMPLOYMENT PROJECTIONS

Jurisdiction	2016	2040	Percentage Change 2016–2040
Marysville	7,750	8,408	8%
Wheatland	824	1,427	73%
Unincorporated Yuba County	12,829	19,314	51%
Total Yuba County	21,403	29,149	36%

Source: SACOG Detail Modeling Projections for 2040; February 2020.

As shown in Table H-8, the State Economic Development Department (EDD) produces yearly occupational employment and wage data by metropolitan statistical area (MSA) that reports employment projections out to 2026 related to job growth for Yuba County. During the 10-year period (2016 to 2026), new employment in the Yuba City Area is expected in a variety of occupations. The three occupation groups expected to have the most growth are personal care and service, building and grounds cleaning and



maintenance, and computer and mathematical occupations. When comparing annual incomes to the median Yuba County income in 2020 for a family of four of \$75,000 (see Table H-14), only six of the occupational groups exhibited in Table H-8 offer mean annual salaries above this median income.

Of the 22 occupational groups, the highest mean annual salaries are in the healthcare practitioners and technical occupations and management occupations at \$112,012 and \$107,138. The lowest annual salary is in the food preparation and serving-related occupations at \$29,027.

TABLE H-8. YUBA CITY AREA PROJECTED EMPLOYMENT BY OCCUPATION AND WAGE

Occupations of Residents	Mean Hourly Wage	Mean Annual Salary	Estimated Employment 2016	Projected Employment 2026	Percentage Change
Management Occupations	\$51.51	\$107,138	4,000	4,510	13%
Business and Financial Operations Occupations	\$34.74	\$72,267	1,430	1,580	10%
Computer and Mathematical Occupations	\$38.65	\$80,398	300	370	23%
Architecture and Engineering Occupations	\$45.94	\$95,567	600	650	8%
Life, Physical, and Social Science Occupations	\$37.62	\$78,243	510	550	8%
Community and Social Service Occupations	\$29.78	\$61,941	730	810	11%
Legal Occupations	\$41.90	\$87,160	130	150	15%
Educational Instruction and Library Occupations	\$34.16	\$71,042	4,140	4,440	7%
Arts, Design, Entertainment, Sports, and Media Occupations	\$27.01	\$56,170	220	260	18%
Healthcare Practitioners and Technical Occupations	\$53.85	\$112,012	2,890	3,260	13%
Healthcare Support Occupations	\$15.34	\$31,901	1,420	1,640	15%
Protective Service Occupations	\$25.72	\$53,491	1,240	1,320	6%
Food Preparation and Serving Related Occupations	\$13.96	\$29,027	3,730	4,530	21%
Building and Grounds Cleaning and Maintenance Occupations	\$16.73	\$34,796	1,500	1,950	30%
Personal Care and Service Occupations	\$15.90	\$33,075	3,600	5,150	43%
Sales and Related Occupations	\$19.12	\$39,758	5,210	5,540	6%
Office and Administrative Support Occupations	\$20.57	\$42,783	6,820	7,280	7%
Farming, Fishing, and Forestry Occupations	\$15.15	\$31,512	3,850	4,310	12%
Construction and Extraction Occupations	\$27.32	\$56,823	1,930	2,200	14%
Installation, Maintenance, and Repair Occupations	\$25.76	\$53,586	2,060	2,270	10%
Production Occupations	\$19.82	\$41,231	1,920	2,060	7%
Transportation and Material Moving Occupations	\$17.57	\$36,541	3,000	3,410	14%

Source: EDD, America's Labor Market Information System (ALMIS) Employer Database, 2020, 1st Edition.

Commute distance is an important factor in housing need and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances (60 minutes or more) generally have a poor jobs/housing balance, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households, who must spend a larger portion of their overall income on fuel. This in turn affects a household's ability to find decent, affordable housing. Table H-9



indicates that most of Yuba County residents travel less than 30 minutes from home to work, and about 10 percent travel an extended amount of time (60 or more minutes). The number of employed persons in unincorporated Yuba County (20,288) divided by the number of households (20,255) shows that there is nearly one job for every household (100 percent). This analysis indicates that many of the jobs are within 20 miles of the County and that there is a strong jobs/housing balance, meaning that the available jobs are within relatively close distance to the employees' places of residence, and commuting doesn't place a large financial burden on the majority of county residents.

**TABLE H-9. TRAVEL TIME TO WORK**

<b>Travel Time to Work</b>	<b>Percentage</b>
Less than 30 minutes	55.4%
30 to 59 minutes	34.9%
60 or more minutes	9.7%
<b>Total</b>	<b>100.0%</b>

Source: Census 2014-2018 ACS (Table B08136)

Table H-10 shows the major employers in Yuba County. The largest employers are the Adventist Health and Rideout, a hospital in Marysville, and Marysville Joint Unified School District, which each employ between 1,000 and 4,999 employees. BEALE Air Force Base is the next largest employer in Yuba County, employing between 500 and 999 employees.



**TABLE H-10. MAJOR EMPLOYERS IN YUBA COUNTY**

<b>Employer Name</b>	<b>Location</b>	<b>Industry</b>	<b>Number of Employees</b>
Adventist Health & Rideout	Marysville	Hospitals	1,000-4,999 Employees
Marysville Joint Unified School District	Marysville	School Districts	1,000-4,999 Employees
BEALE Air Force Base	Beale AFB	Military Bases	500-999 Employees
Bishop's Pumpkin Farm	Wheatland	Fruits & Vegetables & Produce-Retail	250-499 Employees
Human Services Agency	Marysville	Health & Welfare Agencies	250-499 Employees
Toyota Amphitheatre	Wheatland	Concert Venues	250-499 Employees
Walmart Supercenter	Marysville	Department Stores	250-499 Employees
Yuba County Health & Human Services	Marysville	Clinics	250-499 Employees
Appeal Democrat	Marysville	Newspapers (publishers/Manufacturers)	100-249 Employees
Lindhurst High School	Olivehurst	Schools	100-249 Employees
Lone Tree School	Beale AFB	Schools	100-249 Employees
Marysville Care & Rehab Center	Marysville	Nursing & Convalescent Homes	100-249 Employees
Recology Yuba Sutter	Marysville	Garbage Collection	100-249 Employees
Rideout Emergency	Marysville	Emergency Minor Medical Facilities/Services	100-249 Employees
ShoEi Foods USA Incorporated	Olivehurst	Importers (wholesale)	100-249 Employees
Transportation Department	Marysville	Government Offices-State	100-249 Employees
US Post Office	Marysville	Post Offices	100-249 Employees
Abraham Lincoln High School	Marysville	Schools	50-99 Employees
Adventist Health-Rideout	Marysville	Hospitals	50-99 Employees
Beale Air Force Base Medical Clinic	Beale AFB	Hospitals	50-99 Employees
Bear River School	Wheatland	Schools	50-99 Employees
Cedar Lane Elementary School	Olivehurst	Schools	50-99 Employees
Foodmaxx	Marysville	Grocers-Retail	50-99 Employees
Linda Elementary School	Marysville	Schools	50-99 Employees
Wilbur Richard R Ranch	Marysville	Ranches	50-99 Employees

Source: EDD, America's Labor Market Information System (ALMIS) Employer Database, 2020, 1st Edition.

Income, in combination with employment opportunities, indicates whether a person living or working in Yuba County would be able to afford housing that meets his or her needs.

One of the primary issues addressed in the 2030 Yuba County General Plan is economic development, including job creation. Historically, job growth in the County has lagged behind residential development. The imbalance between residential and nonresidential growth has led to a greater mismatch between housing and jobs in the County overall. The lack of commercial retail and services has also created issues for county residents who must travel substantial distances to access shopping and commercial services. The County established economic development and jobs/housing balance as priority issues for the 2030 General Plan. The General Plan was designed to move toward a more sustainable balance between housing and jobs and between nonresidential and residential development, as well as facilitating the development of mixed land uses in proximity.



# HOUSEHOLD CHARACTERISTICS

A household consists of all persons who occupy a housing unit and share household functions. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone. Family households, as defined by the US Census Bureau, comprise two or more individuals who live together and are related by birth, marriage, or adoption. Unmarried or domestic partners are not counted by the US Census Bureau as related individuals for the purpose of reporting on the number and characteristics of family households.

People living in retirement or convalescent homes, dormitories, or other group living situations are not considered “households” for the purpose of the US Census 2010 count. The household characteristics in a community, including household size, income, and the presence of special needs households, are important factors in determining the size and type of housing needed in the community.

As of 2018, unincorporated Yuba County had an estimated 20,225 households, which represented an approximately 10 percent increase from 2010. In 2018, about 63 percent of households were owner-occupied and the remaining were renter-occupied (see Table H-11). This is similar to the proportions in 2010, when approximately 65 percent of homes were owner occupied. Overall, unincorporated Yuba County has seen an increase in the total number of households, but the proportion of owner-occupied households to renter-occupied households has remained relatively stable from 2010 to 2018.

**TABLE H-11. HOUSEHOLD GROWTH BY TENURE, 2010-2018**

Year	2010	2018	Growth	
			Number	Percentage
Owner Occupied	11,875	12,788	913	7.7%
Renter Occupied	6,545	7,467	922	14.1%
Total Households	18,420	20,255	1,835	10.0%

Source: Census 2006-2010 ACS; Census 2014-2018 ACS (HCD Yuba County Housing Element Data Profile).

The SACOG Detail Modeling Projections for 2040, published in February 2020, updated projections for population, households, and jobs for 2040 for low-, mid-, and high-growth scenarios, using 2016 as a baseline for comparison. This forecast was the result of a share allocation model to distribute the County population forecast to the incorporated cities, based on the SACOG-accepted methodology. Table H-12 reports the mid-growth scenario as a 23 percent increase in housing units in unincorporated Yuba County, from 21,494 in 2016 to 26,369 housing units in 2040. As shown in the table, unincorporated Yuba County is projected to have a similar percentage increase in the number of housing units as Yuba County as a whole. In comparison, Wheatland’s housing stock is expected to increase dramatically, by approximately 76 percent, and Marysville’s is expected to increase by the much smaller amount of 4 percent.



**TABLE H-12. YUBA COUNTY HOUSING UNIT PROJECTIONS**

Jurisdiction	2016	2040	Percentage Change 2016–2040
Marysville	5,446	5,688	4.4%
Wheatland	1,438	2,527	75.7%
Unincorporated Yuba County	21,494	26,369	22.7%
Total Yuba County	28,378	34,584	21.9%

Source: SACOG Detail Modeling Projections for 2040; February 2020.

Household income is one of the most important factors affecting housing opportunity since it determines a household’s ability to purchase or rent housing and balance housing costs with other necessities. Income levels vary considerably among households, affecting household choices regarding tenure, location, and housing type. While higher-income households have more discretionary income to spend on housing, low- and moderate-income households are limited in the range of housing that they can afford. Typically, as the income of households decreases, the incidence of cost burden/overpayment and overcrowding increases.

According to the 2012-2016 US Census ACS, the majority of homes in Yuba County fell into the “above-moderate” income category. Table H-13 shows renter-occupied households had a fairly even distribution between the five categories, with the fewest in the “moderate income” category. Approximately 59 percent of owner-occupied households were above moderate, about 6 percent were extremely low-income households, and all other income categories ranged between these two extremes.

**TABLE H-13 HOUSEHOLD INCOME LEVEL BY TENURE IN UNINCORPORATED YUBA COUNTY**

Income Groups	Owner		Renter		Total (Owner and Renter)	
	Number	Percentage	Number	Percentage	Number	Percentage
Extremely Low Income (<30 percent of AMI)	805	6.4%	1,600	21.8%	2,405	12.1%
Very Low Income (31-50 percent of AMI)	940	7.5%	1,805	24.6%	2,745	13.8%
Low Income (51-80 percent of AMI)	2,035	16.2%	1,550	21.1%	3,585	18.0%
Moderate Income (81-120 percent of AMI)	1,410	11.2%	615	8.4%	2,025	10.2%
Above Moderate Income (120+ percent of AMI)	7,365	58.7%	1,770	24.1%	9,135	45.9%

Source: Census 2012-2016 ACS (HCD Yuba County Housing Element Data Profile).

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For Yuba County, the area median income (AMI) for 2020 is \$75,000 according to HCD’s annual Income Limits report (see Table H-14).



TABLE H-14. HOUSEHOLD INCOME LIMITS BY HOUSEHOLD SIZE

Income Categories	Persons per Household				
	1	2	3	4	5
Extremely Low (<30% MFI)	\$14,700	\$17,240	\$21,720	\$26,200	\$30,680
Very Low (31%-50% MFI)	\$24,500	\$28,000	\$31,500	\$34,950	\$37,750
Low (51%-80% MFI)	\$39,150	\$44,750	\$50,350	\$55,900	\$60,400
Median (MFI)	\$52,500	\$60,000	\$67,500	\$75,000	\$81,000
Moderate (81%-120% MFI)	\$63,000	\$72,000	\$81,000	\$90,000	\$97,200

Source: HCD 2020 Income Limits.

Table H-15 shows the distribution of household income for the region for 2018, as reported in the ACS estimates (US Census Bureau). Median income data for Yuba County from the ACS is \$52,624. The AMI for 2020 of \$75,000 (for a family of four) is much larger than the median income reported in the ACS estimate. This is due to the different years of the data, i.e., HCD reports AMI for 2020 and the ACS is an estimated average of 2014 through 2018. In addition, the ACS survey has a smaller sample size and may have higher margins of error than other data sources. Yuba County’s median income is lower than most neighboring counties.

TABLE H-15. REGIONAL INCOME DISTRIBUTION

Income Range	Unincorporated Yuba County		Unincorporated Sutter County	Unincorporated Placer County
	Number of Households	Percentage	Percentage	Percentage
Less than \$24,999	4,545	22.4%	15.8%	13.2%
\$25,000 to \$49,999	4,906	24.2%	20.3%	16.9%
\$50,000 to \$74,999	3,401	16.8%	18.2%	14.9%
\$75,000 to \$99,999	2,554	12.6%	14.1%	11.6%
\$100,000 or more	4,849	23.9%	31.7%	43.4%
<b>Total</b>	<b>20,255</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Median HH Income*	\$53,052		\$66,265	\$83,922

Source: Census 2014–2018 ACS (HCD Yuba County Housing Element Data Profile)

Note: All county figures are for unincorporated areas

\*These median incomes are for the County as a whole, not just unincorporated areas, according to the US Census ACS.



# OVERPAYMENT

“Overpayment” is a measure commonly used by public agencies to measure housing affordability. The US Department of Housing and Urban Development (HUD) refers to overpayment as “housing cost burden” in its Comprehensive Housing Affordability Strategy (CHAS) data. Households that pay more than 30 percent of their gross income for housing are said to be “overpaying” for housing. In Yuba County, 23 percent of households use between 30 percent and 50 percent of their income on housing, and an additional 15 percent are severely cost burdened, that is, they use 51 percent or more of their income on housing. The 2013-2017 CHAS data provide some insight into overpayment by tenure (Table H-16).

**TABLE H-16. MONTHLY HOUSING COSTS OF HOUSEHOLDS BY PERCENTAGE OF INCOME, 2017**

Income Spent on Housing	Owner-Occupied		Renter-Occupied		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Less than 30 percent	10,810	72%	5,040	48%	15,850	62%
31 to 50 percent (cost burdened)	2,765	18%	3,020	29%	5,785	23%
51 percent or more (severely cost burdened)	1,385	9%	2,535	24%	3,920	15%
<b>Total</b>	<b>14,960</b>	<b>100%</b>	<b>10,595</b>	<b>100%</b>	<b>25,555</b>	<b>100%</b>

Source: 2013-2017 CHAS Data for Yuba County.

Residents at the lower end of the income scale are more likely to overpay for housing. Table H-17 shows the number of lower-income households that paid more than 30 percent of their income for housing. In all, 9,705 households, or 37.5 percent of all households, were estimated to overpay for housing in 2017. In 2017, 2,430 extremely low-income households overpaid for housing, the highest of any income category.

**TABLE H-17. LOWER-INCOME HOUSEHOLDS OVERPAYING FOR HOUSING (2017)**

Category	Owner-Occupied Units		Renter-Occupied Units		Total Occupied Units	
	Number Overpaying	Percentage of Total Occupied Units	Number Overpaying	Percentage of Total Occupied Units	Number Overpaying	Percentage of Total Occupied Units
Extremely low income (<30% AMI)	720	2.8%	1,710	6.6%	2,430	9.4%
Very low income (30%–50% AMI)	465	1.8%	1,690	6.5%	2,155	8.3%
Low income (50%–80% AMI)	1,100	4.3%	1,250	4.8%	2,350	9.1%
Moderate income (80%–100% AMI)	500	1.9%	415	1.6%	915	3.5%
Above Moderate income (>100% AMI)	1,365	5.3%	490	1.9%	1,855	7.2%
<b>Total Units</b>	<b>4,150</b>	<b>16.0%</b>	<b>5,555</b>	<b>21.5%</b>	<b>9,705</b>	<b>37.5%</b>

Source: 2013-2017 CHAS Data for Yuba County.



# OVERCROWDING

Overcrowding is a measure of the ability of existing housing to adequately accommodate residents. The US Census Bureau defines overcrowding as a household that lives in a dwelling unit with an average of more than 1.0 person per room, not including bathrooms, porches, balconies, foyers, halls, or half-rooms. Severe overcrowding is defined as more than 1.5 persons per room. Too many individuals living in a housing unit can result in deterioration of the quality of life and the condition of the dwelling unit from overuse. Overcrowding results when either the cost of available housing with a sufficient number of bedrooms for a family exceeds the family’s ability to afford such housing or unrelated individuals (such as students or low-wage single adult workers) share dwelling units because of high housing costs.

As shown in Table H-18, the 2014-2018 ACS data reports overcrowding in unincorporated Yuba County was just over 5 percent (568 households) among owner-occupied units and nearly 12 percent (608 households) among renter-occupied units. Overall, about 1,553 housing units (or 7.7 percent of total housing units) are overcrowded in unincorporated Yuba County.

**TABLE H-18. OVERCROWDING IN UNINCORPORATED YUBA COUNTY**

	Owner-Occupied		Renter-Occupied	
	Number	Percentage	Number	Percentage
Overcrowded Units	568	4.4%	608	8.1%
Severely Overcrowded Units	103	0.8%	274	3.7%
Total Occupied Units	12,788		7,467	

Source: Census 2014-2018 ACS (Table B25014).

# HOUSING STOCK CHARACTERISTICS

Housing stock characteristics, including housing type, tenure, and price, are important in identifying the housing needs of Yuba County residents. A majority of housing units in the County are single-family homes, though mobile homes compose 10 percent of the housing stock. Reviewing housing prices between 2018 and 2020, housing prices for both single family and multifamily housing increased by 20 percent and nearly 70 percent, respectively. Home ownership is out of reach without financial assistance to those earning 80 percent or less of AMI. The median rent for rental housing of \$1,085 per month for a 4-person household remains affordable to low- and moderate-income households, but is unaffordable for extremely low- and low-income households in the County.

# HOUSING TYPES

Since 2010, the housing stock in unincorporated Yuba County has increased by approximately 981 units, or a 5 percent increase. Single-family detached housing continues to be the dominant housing type in unincorporated Yuba County and comprised over 70 percent of the housing stock in 2019. Single-family detached housing experienced the most growth from 2010 to 2019, growing by approximately 6 percent during the period. Housing types with five or more units experienced the second largest growth from 2010



to 2019, with a 4 percent increase in units. However, housing with five or more units only represented about 6 percent of the total housing stock in 2019. Mobile homes, RVs, vans, and other housing units gained seven units from 2010 to 2019. Table H-19 compares the housing stock in 2010 and 2019 in more detail.

TABLE H-19 HOUSING UNIT TYPE, UNINCORPORATED COUNTY

Housing Unit Type	2010		2019	
	Number	Percentage	Number	Percentage
Single-family detached	15,121	71.6%	16,019	72.5%
Single-family attached	410	1.9%	410	1.9%
2-4 units	1,500	7.1%	1,522	6.9%
5+ units	1,251	5.9%	1,305	5.9%
Mobile homes, RV, Van, Etc.	2,834	13.4%	2,841	12.9%
Total Housing Units	21,116	100.0%	22,097	100.0%

Sources: 2010 and 2020 California Department of Finance (DOF), Table E-5.

## VACANCY RATES

A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of 5 percent for rental housing and 2 percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. A lower vacancy rate may indicate that households are having difficulty in finding housing that is affordable, leading to overcrowding or households having to pay more than they can afford.

As shown in Table H-20, 1,786 housing units were vacant in unincorporated Yuba County in 2018. Among these vacant units, 275 were for rent, 115 were for sale, and 157 were rented or sold but not occupied. Between 2010 and 2018, vacant units decreased by nearly 34 percent, or 910 units. Vacant units for rent saw a significant (66 percent) decrease during the period, with 544 units no longer vacant. The vacancy rate for the unincorporated county was estimated to be 13 percent in 2010 and 8 percent in 2019. The decrease is due in part to the housing market’s recovery from the 2008 recession. Since the turn of the century, seasonal-, recreational-, or occasional-use units (which include vacation rentals) have gradually increased. The vacancy rate when that type of unit is eliminated has decreased since 2010 but is still higher than the ideal vacancy rate of 5 percent for rental housing and 2 percent for ownership housing.



TABLE H-20. VACANCY RATES

	2010		2018	
	Number	Percentage of Vacant Units	Number	Percentage of Vacant Units
Total:	2,696	100.0%	1,786	100.0%
For rent	819	30.4%	275	15.4%
For sale only	464	17.2%	115	6.4%
Rented or sold, not occupied	123	4.6%	157	8.8%
For seasonal, recreational, or occasional use	429	15.9%	360	20.2%
For migrant workers	18	0.7%	0	0.0%
Other vacant	843	31.3%	879	49.2%
Vacancy rate	12.8%		8.1%	
Vacancy rate minus seasonal units	10.7%		6.5%	

Source: Census 2014–2018 ACS (HCD Yuba County Housing Element Data Profile)

## HOUSING COSTS AND AFFORDABILITY

The relationship of housing costs to local incomes is crucial to understanding overall housing need. If housing costs increase faster than incomes, this can create unmet needs. If housing costs are relatively high in comparison to household income, a correspondingly higher prevalence of cost burden (payment of more than 30 percent of income for housing) and overcrowding (more than one person per room) will result. This section summarizes the cost and affordability of the Yuba County housing stock to residents. The analysis of the for-sale and rental housing market in the County relied on data from Yuba County, Trulia.com, Zillow.com, and Craigslist.com.

### OWNERSHIP HOUSING

Table H-21 shows that housing prices have generally increased over a three-year period (2018 through 2020) for both single-family homes and multifamily homes in unincorporated Yuba County. The average price for a single-family home was \$308,720 over the three-year period. This average price has doubled since 2013, when the average price was \$147,500. The average price of multifamily housing between 2018 and 2020 was \$296,876. In the past few years, multifamily housing prices in unincorporated Yuba County have been more stable, and single-family home prices have varied considerably.



TABLE H-21. HOUSING SALES PRICE, YUBA COUNTY, 2020

	2018	2019	2020	Three-Year Period Statistics
<b>Single Family</b>				
Minimum	\$10,000	\$17,500	\$20,000 <sup>1</sup>	<b>\$10,000</b>
Average	\$282,042	\$311,146	\$332,973	<b>\$308,720</b>
Maximum	\$1,000,500	\$4,150,000	\$3,314,100	<b>\$4,150,000</b>
<b>Multifamily</b>				
Minimum	\$110,000	\$20,000	\$130,000	<b>\$20,000</b>
Average	\$242,389	\$253,826	\$394,413	<b>\$296,876</b>
Maximum	\$397,500	\$535,000	\$520,000	<b>\$535,000</b>

1. There was one home price listed for \$0 in 2020. This is an outlier and has therefore been excluded from calculations.

Source: Yuba County, 2020.

## RENTAL HOUSING

Rental housing in the County consists of apartments, townhomes, and single-family homes. Table H-22 shows the range of rental prices by number of bedrooms. As shown, the rental range for a studio apartment was \$800 to \$850 per month, with an average of \$825, which is just slightly less than the one-bedroom apartments' average monthly rent of \$862. A two-bedroom rental has an average monthly rent of \$1,085, which shows a per-bedroom price of approximately \$542. Rental prices increase when looking at three- and four-bedroom homes, likely because of the shift from apartments to single-family or townhomes, but the price per bedroom is similar. The average cost of a four-bedroom unit was \$2,300, costing around \$575 per bedroom.

TABLE H-22. RENTAL COSTS

Size	Number Surveyed	Rental Range	Rental Average
Studio	2	\$800-\$850	\$825
1 Bedroom	12	\$600-\$1,200	\$862
2 Bedroom	11	\$745-\$1,500	\$1,085
3 Bedroom	8	\$1,100-\$2,300	\$1,866
4 Bedroom	1	\$2,300	

Source: Trulia.com (December 2020); Zillow.com (December 2020); Craigslist.com (December 2020).

## HOUSING AFFORDABILITY

Housing affordability can be determined by comparing the sales prices and rents for housing in the County versus the amount of income available for households at different income levels. This information can show whether a household in a particular income group can afford to rent or own housing, who would likely experience overcrowding or cost burden, and who would be eligible for assistance or eligible to live in housing reserved for certain income groups.



Table H-23 shows the maximum affordable home and rental price based on the 2020 income limits determined by the State Department of Housing and Community Development (HCD). Assuming a standard of 30 percent of gross income as the maximum amount any household should apply toward housing expenses, the table shows the highest monthly rent and the maximum purchase price for an individual or family at the top end of four income categories. For renters, housing cost refers to rent and utilities. For purchasers, housing cost includes mortgage, utilities, property tax, insurance, and homeowners' association fees as applicable. This illustration assumes a household at the top of each income range (e.g., a moderate-income, four-person family could have an annual income as low as \$55,901, but the example is based on the same family with a \$90,000 income). Therefore, it would be inaccurate to infer that all households of a given size and income group could afford to pay what the table shows for a similarly sized household at the top of the income group.

A household can typically qualify to purchase a home that is two and one-half to three times its annual income, depending on the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice, the interaction of these factors allow some households to qualify for homes priced at more than three times their annual income, and other households may be limited to purchasing homes no more than two times their annual income. In the early- to mid-2000s, many lenders and mortgage brokers introduced (or more extensively marketed) loan products that required very little or no down payment, interest-only loans initially, or adjustable rate loans with initial low interest rates for one to five years. These loans allowed more households to become homeowners and many borrowers to purchase homes representing a higher multiple of their earnings—sometimes four or more times the household's annual income. These loans are only available on a much more limited basis now following the exposure of predatory lending practices.

According to Table H-23, the median rent for a family of four in a 2-bedroom unit in 2020 was \$1,085. It is likely that many units are not affordable to those with low and moderate incomes. It is likely that an extremely low-income and very low-income household would find it difficult to find an apartment of sufficient size. However, as can be seen in Table H-23, affording a smaller, one-bedroom apartment is feasible for a very low-income household of four but still could be difficult for an extremely low-income household.



TABLE H-23. AFFORDABILITY OF HOUSING IN RELATION TO INCOME, 2020

Income Group	Income Range (Family of Four)	Highest Affordable Monthly Rent <sup>1</sup>	Median Rent <sup>2</sup>	Affordable Purchase Price <sup>3</sup>	Average Home Price (Single-Family)
Extremely low	\$0-\$26,200	\$655	\$1,085	\$83,630	\$308,720
Very low	\$26,201-\$34,950	\$874		\$125,633	
Low	\$34,951-\$55,900	\$1,398		\$232,257	
Moderate	\$55,901-\$90,000	\$2,250		\$405,807	

1. Contract rent plus utilities. Assumes a total of 30 percent of income spent on a combination of rent and utilities.
2. Assumes 2-bedroom unit for a family of four.
3. Affordable housing sales prices are based on the following assumed variables: a down payment that is 20% of annual income, \$250 monthly debts, 30-year fixed-rate mortgage at 3.05% annual interest rate (Zillow affordable payment calculator).

Sources: Zillow.com; HCD 2020 Income Limits.

Note: Area Median Income = \$75,000

The median home prices between 2018 and 2020 could be affordable to moderate-income households but would not be affordable to low-, very low-, and extremely low-income households. Like rentals, although some homes may be available at lower costs, they may not be of sufficient size.

The following discussion evaluates the affordability of ownership and rental housing options for extremely low-, very low-, low-, and moderate-income households:

**Extremely Low-Income Households.** Extremely low-income households have incomes that do not exceed 30 percent of the area median income, as adjusted for family size. The maximum affordable home price for extremely low-income households ranges from \$0 to \$83,630, well below the income needed to afford an average-priced home. Approximately 1 percent of for-sale homes were available at prices affordable to extremely low-income households in 2020, and most of these homes were rated as being in poor or relatively poor condition. These households are nearly priced out of the for-sale market.

For rental units, extremely low-income households can afford rents up to \$655 per month. This rental range may be enough for rental of a room within an apartment or home. However, it is unlikely that an extremely low-income large household could afford a unit with two or more bedrooms.

**Very Low-Income Households.** Very low-income households have an income between 30 percent and 50 percent of the area median income, as adjusted for family size. The maximum affordable home price for very low-income households is \$125,633, well below the 2020 average home price. As seen in Table H-23, the average price of homes was out of the affordable range of very low-income households, and less than 3 percent of 2020 home sales were within the affordable range. Therefore, these households are also priced out of the for-sale market.

Very low-income households can afford rents up to \$874 per month. This rental range is likely enough for a one-bedroom apartment and perhaps some of the lower-priced two-bedroom units. However, it is unlikely that a very low-income large household could afford a unit with three or more bedrooms.



**Low-Income Households.** Low-income households have incomes ranging from 51 percent to 80 percent of the AMI, as adjusted for family size. The maximum purchase price is \$232,257. Given current sales prices, low-income households can afford some of the lower-priced single-family homes in the County; however, many units currently listed for sale in the County are unavailable to this income group, particularly homes located in the foothills on acreage or in some of the newer subdivisions.

In the rental market, a low-income household could afford to pay rent up to \$1,398 per month and could afford one- to two-bedroom rentals. However, it is unlikely that a low-income large household could afford a unit with three or more bedrooms. Therefore, the smaller low-income households are able to afford rents in the County, but large households will have difficulty finding affordable large units.

**Moderate-Income Households.** Moderate-income households have incomes ranging from 80 percent up to 120 percent of the AMI. The maximum affordable house price for a moderate income four-person household is \$405,807. A moderate-income household should be able to find a for-sale home in the County.

In the rental market, a moderate-income four-person household can pay up to \$2,250 per month. This allows moderate-income households to afford nearly all rentals in the County, including apartments and single-family homes.

## HOUSING CONDITIONS

Understanding the housing conditions in the County is important to deciding how funds may be targeted to be most effective. The age of housing is an important characteristic of supply because it often indicates housing condition. Many federal and state programs use the age of housing as one factor to determine housing rehabilitation needs. A general rule of thumb is that housing units begin to require repairs or rehabilitation after 30 years, and major rehabilitation needs arise as housing units reach 50 years of age. As shown in Table H-24, approximately 54 percent of the housing stock in unincorporated Yuba County is more than 30 years old (built before 1990), indicating that many units may need repairs due to age.

TABLE H-24. HOUSING STOCK AGE IN UNINCORPORATED YUBA COUNTY

Structure Built	Units	Percentage
2014 to 2018	1,164	5.0%
2010 to 2013	575	2.5%
2000 to 2009	6,147	26.6%
1990 to 2000	2,694	11.7%
1980 to 1989	2,912	12.6%
1970 to 1979	3,796	16.4%
1960 to 1969	2,441	10.6%
1950 to 1959	1,572	6.8%
Prior to 1950	1,810	7.8%
Total Units	23,111	100.0%

Source: Census 2014-2018 ACS (HCD Yuba County Housing Element Data Profile); Yuba County Housing Element Annual Housing Element Progress Reports 2014-2018.



Table H-25 shows the number of households by tenure that has any housing problems according to the 2013-2017 ACS-based CHAS database. A housing problem includes conditions such as lack of kitchen or plumbing, more than one person per room, or a cost burden greater than 30 percent of the AMI by income category. As shown in Table H-25, housing problems are experienced by the majority of extremely low- and very low-income households. Overall, 4,745 of the total (76 percent) very low- and extremely low-income households reported having any of the housing problems. Of extremely low- and very low-income renters, 81 percent reported having any housing problem, and 63 percent of owner-occupied households also experienced any of the housing problems.

TABLE H-25. HOUSING PROBLEMS FOR ALL HOUSEHOLDS

	Total Renters	Total Owners	Total Households
Household income $\leq$ 30% MFI with any housing problem	1,730	740	2,470
Household income $>$ 30% to $\leq$ 50% MFI with any housing problem	1,780	495	2,275
Percentage of households ( $\leq$ 50% MFI) with any housing problem	81%	63%	76%

Source: CHAS 2013–2017 Data for Yuba County.

From 2013 to 2020, the Building and Code Enforcement Department received 554 substandard code complaints throughout the County. Many of the housing units in the Linda and Olivehurst areas are aging, have gone through multiple floods, and lack adequate maintenance. Increased housing values coupled with effective code enforcement activities has improved some of the existing stock, but the County anticipates that approximately 2,500 homes are in need of rehabilitation between 2021 and 2029 due to their need for a significant enough amount of structural rehabilitation. The County anticipates CDBG activities to further improve housing conditions.

## SPECIAL HOUSING NEEDS

Certain segments of the population face difficulties finding affordable housing because of special circumstances related to age, family status, and self-care ability. State housing element law identifies special needs groups as senior households, persons with disabilities (including those with developmental disabilities), large families, female-headed households, persons in need of emergency shelter, and farmworkers. State law requires the County to analyze the needs of extremely low-income households, which are covered below. The following discussion details the housing and supportive services needs of each particular group and the major programs and services available to address their needs. In Yuba County, another unique group needing special consideration includes military personnel, especially veterans.

## SENIORS

Senior households typically have special housing needs caused by low (usually fixed) incomes, high health care costs, and declining mobility that affects self-care capacity. In 2014 there were 3,625 senior households in Yuba County, as shown in Table H-26, accounting for almost 20 percent of households in Yuba County. The largest age group among seniors in Yuba County was 64 to 74 years, with about 12



percent of the total population in that group. Most senior households are owner occupied, with 80 percent of senior households residing in homes they own.

TABLE H-26. SENIOR HOUSEHOLDS IN UNINCORPORATED YUBA COUNTY

Households by Age	Owner Occupied		Renter Occupied		Total	
	Number	Percentage of Total	Number	Percentage of Total	Number	Percentage
Total 65 and over	2,901	24.3%	724	10.4%	3,625	19.2%
65 to 74 years	1,812	15.2%	500	7.2%	2,312	12.2%
75 to 84 years	946	7.9%	146	2.1%	1,092	5.8%
85 years and over	143	1.2%	78	1.1%	221	1.2%
Total 64 and under	9,022	75.7%	6,245	89.6%	15,267	80.8%
<b>Total (all ages)</b>	<b>11,923</b>	<b>100.0%</b>	<b>6,969</b>	<b>100.0%</b>	<b>18,892</b>	<b>100.0%</b>

Source: Census 2010-2014 ACS (SACOG Housing Element Data Profile 2020).

Many senior households that own homes have paid off the mortgages and have equity from the home; however, most rely on fixed incomes to pay for expenses. The mismatch between the relatively high value of property and low monthly incomes can create difficulty in maintaining the home for some senior households. These homes may now also be too large for their current needs, creating additional maintenance difficulties for occupants. Low-income senior homeowners can receive home rehabilitation assistance through the County’s housing rehabilitation loan program, which provides deferred payment loans to seniors for a wide variety of rehabilitation needs, including structural repairs, plumbing, and accessibility modifications, among others. The County initiated a new partnership with Habitat for Humanity in 2020 to start an additional rehabilitation program in the County. Beginning in 2021, the County expects to be able to authorize funding for owner occupied rehabilitation, homebuyer assistance, and an acquisition rehabilitation program that will see the County purchasing properties, rehabilitating properties, and selling them as deed-restricted affordable housing to special needs groups, including seniors. Program H-1.2.1 proposes incentives to address senior housing needs.

Potential sources of assistance for this group include subsidized housing and rental assistance, among others. Buttes Christian Manor, a 100-unit complex in Marysville; Donner Trail Manor, a 44-unit complex in Wheatland; and Olive Tree Apartments, a 44-unit complex in Olivehurst, provide affordable housing for senior households (in this case age 62+) in Yuba County. Several community care facilities in the County provide services to the senior. Feather River Manor, Prestige Assisted Living, and Sunrise Garden Residential Care are senior residential care facilities that provide care for up to 150 senior residents total.

As shown in Table H-27, most senior households fall within low income groups. Over 63 percent of senior households earn less than \$59,999 and are considered low-income; nearly 34 percent of senior households are considered very low income, earning up to \$34,999 annually.



TABLE H-27. SENIOR HOUSEHOLDS BY INCOME GROUP

Income Group	Number of Households	Percentage
Very Low (\$0 to <\$34,999)	2,252	33.8%
Low (\$35,000 to <\$59,999)	1,973	29.7%
Moderate and Above Moderate (>\$60,000)	2,429	36.5%

Source: Census 2014-2018 ACS (Table B19037).

## AGRICULTURAL WORKERS

Agricultural workers are persons who earn their primary income through permanent or seasonal agricultural labor. Permanent farmworkers work in the fields, processing plants, or support activities on a year-round basis. When workloads increase during harvest periods, seasonal or migrant laborers supplement the labor force. Farmworkers’ special housing needs arise from their very limited incomes and the often unstable nature of their employment.

Agriculture is a major industry in Yuba County. According to the 2018 Yuba County Agricultural Crop Report, the gross revenue from agricultural and forestry operations in Yuba County was approximately \$241 million. Top products included rice, walnuts, prunes, and livestock. As a result of this agricultural activity, there is a significant population of farmworkers in Yuba County. Program H-3.1.2 proposes zoning code amendments and other measures to address the special needs of farmworkers.

No statistics are available to indicate the locations of farmworkers in Yuba County; however, it is expected that farmworkers would seek housing in and around agricultural areas on the western end of the County. In 2017, according to the US Department of Agriculture’s (USDA) Census of Agriculture, farmworkers were predominantly non-Hispanic White.

As part of the USDA’s 2017 Census of Agriculture, demographics and counts of farmworkers by county were released. The study estimated the number of migrant and seasonal farmworkers in California by county. The study indicated that in total, Yuba County had an estimated 1,332 farmworkers that worked more than 150 days and are not considered seasonal hired labor. There were an estimated 1,822 workers that worked less than 150 days, considered seasonal farmworkers. According to the 2020 California EDD data, Yuba County had 2,100 persons in farm work, which represented approximately 5 percent of the employed workforce. Statewide surveys provide some insight into the demographic characteristics and housing needs of farmworkers. Among the major findings are:

**Limited Income.** Farmworkers typically earn very low incomes. Wages in 2014 for farmworkers in the Sacramento Valley Region<sup>1</sup> ranged from around \$14.28 to \$14.39 an hour. This would equate with an approximate salary range between \$27,400 and \$27,600 for 12 months of full-time work; however, many workers are only employed seasonally.

<sup>1</sup> California EDD. 2014. Agricultural Employment in California. Earnings. Available: <https://www.labormarketinfo.edd.ca.gov/data/ca-agriculture.html> Accessed January 12, 2021.



**Overcrowding.** Because of their very low incomes, farmworkers have limited housing choices and are often forced to double up to afford rents. A statewide survey indicated that overcrowding is prevalent and a significant housing problem among farmworkers.<sup>2</sup>

**Substandard Housing Conditions.** Many farmworkers live in overcrowded conditions and substandard housing, including shacks, illegal garage units, and other structures generally unsuitable for occupancy.<sup>2</sup>

Seasonal or migrant, farmworkers face an additional challenge of finding affordable housing for several months of the year. Such workers have very low or even extremely low incomes. Migrant farmworkers who do not travel with their families must pay for seasonal shelter for themselves and their families back home, further increasing their financial difficulties.

Many farmworkers' families also face the challenge of finding affordable housing of adequate size because such families are often larger than average. Others, because they have very low incomes and may not speak English well, face discrimination in the housing market.

There are a few assisted housing complexes in the County that can assist farmworkers. Three affordable housing projects in the unincorporated areas are funded through the Joe Serna Farmworker Housing Grant Program. These affordable housing projects provide 46 units of assisted housing.

Available housing resources for seasonal farmworkers who migrate to the region are extremely limited in relation to the number of such workers. Few agricultural landowners provide seasonal employee housing. Migrant workers often compete for limited rental housing; live in motels, trailers, their cars, or other places not designed for seasonal housing; or live unsheltered. Overcrowding and substandard housing conditions are common among this segment of the workforce.

## LARGE FAMILIES

HUD defines a large family as one with five or more members. These households constitute a special needs group, particularly those with low income, because the supply of adequately sized affordable housing units in a community is often limited. Most owner-occupied homes in Yuba County have three or fewer bedrooms, which is generally adequate for the average-sized household. Also, renter-occupied households tend to be smaller, which can lead to owner-occupied homes having larger families.

Household size also varies depending on the tenure status. Table H-28 shows the household size by tenure for 2010 and 2018 in unincorporated Yuba County. Across both years, the most common household size is two persons per household. In 2018, about 34 percent of owner-occupied and nearly 25 percent of renter-occupied homes were two-person households, similar to 2010, when 36 percent of owner-occupied and 23 percent of renter-occupied homes were two-person households. Between 2010 and 2018, the largest percentage changes occurred in seven-plus-person households for renter-occupied and one-person households for owner-occupied homes. Between these years, the number of renter-occupied

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<sup>2</sup> Sherman, J., et al. [Don Villarejo, Anna Garcia, Stephen McCurdy, Ketty Mobed, David Runsten, Cathy Saiki, Steven Samuels, Marc Schenker]. 1997. Finding Invisible Farm Workers: The Parlier Survey. Available: [https://donvillarejo.github.io/Fulltext/Health-Care-Access\\_Among-CA-FW\\_Final-Draft\\_08-11-99.pdf](https://donvillarejo.github.io/Fulltext/Health-Care-Access_Among-CA-FW_Final-Draft_08-11-99.pdf). Accessed January 21, 2021.



seven-plus-person households decreased by 63 percent (244 households). One-person owner-occupied households experienced the second largest percentage change during the period and increased by nearly 30 percent. Among the large households countywide (households with five persons or more), about 58 percent were owner occupied and 42 percent were renter occupied in 2018. The County should encourage and work with affordable housing providers to provide affordable units to large lower-income households.

TABLE H-28. HOUSEHOLD SIZE BY TENURE

Household Size	2010		2018	
	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied
1 Person Household	2,072	1,241	2,689	1,540
2 Person Household	4,223	1,480	4,402	1,861
3 Person Household	1,951	1,171	1,723	1,416
4 Person Household	1,707	1,112	2,061	1,273
5 Person Household	948	769	867	915
6 Person Household	519	387	520	321
7+ Person Household	455	385	526	141

Source: 2000 and 2010 Census; Census 2010-2014 ACS; Census 2014-2018 ACS (SACOG Housing Element Data Profile 2020).

## HOMELESS PERSONS

Individuals and families become homeless for many reasons. Most are unable to afford housing in a particular community. Others have mental and/or health conditions that lead to homelessness. Still others face homelessness because of the seasonal nature of their work. One reason that women become homeless is domestic violence.

Beyond the need for housing, homeless individuals are likely to need supportive services such as life skills training, health care, substance abuse treatment, education, and job training. Nationwide, nearly 75 percent of those experiencing homelessness over the course of a year are single adults (415,017 persons). Between 2018 and 2019, homelessness in California increased by 16 percent, or 21,306 persons. It is expected that this increase has continued due to the onset of the COVID-19 pandemic and its economic impacts in 2020 and may increase further when eviction protections expire.

Accurately assessing the homeless population is difficult because of its transient nature and because many individuals are not visibly homeless but move around in temporary living conditions. The Continuum of Care conducts a point-in-time survey every year for the Yuba-Sutter area. The results of these surveys from 2014 to 2019 are shown in Tables H-29 and H-30.



TABLE H-29. HOMELESS POPULATION IN YUBA-SUTTER AREA

Year	Total Population	Sheltered	Unsheltered
2014	726	347	379
2015	716	175	511
2016	702	106	511
2017	760	287	473
2018	765	292	473
2019	721	202	519

Sources: CA-524- Yuba City, Marysville/Sutter Yuba Counties CoC.

TABLE H-30. HOMELESS SUBPOPULATIONS IN YUBA-SUTTER AREA

	2017	2018	2019
Chronic Homeless	150	172	237
Veterans	47	28	37
Persons in Households with Children	65	97	56

Source: CA-524- Yuba City, Marysville/Sutter Yuba Counties CoC.

The most recent point-in-time count from January 2019 identified a total of 428 individuals experiencing homelessness in Yuba County and 293 individuals in Sutter County for a combined total of 721 homeless individuals. About 33 percent of these were chronically homeless, an increase from 20 percent in 2017. HUD describes a chronically homeless individual as an unaccompanied disabled individual who has been continuously homeless for over one year.

Generally, three types of facilities provide shelter for homeless individuals and families.

**Emergency shelter:** a facility that provides overnight shelter and fulfills a client’s basic needs (i.e., food, clothing, medical care) either on-site or through off-site services. The permitted length of stay can vary from one day at a time to two months, depending on whether the shelter is short term or long term.

**Transitional housing:** a residence that provides housing for two years or less. Transitional housing typically connects residents to rehabilitative services, including substance abuse and mental health care interventions, employment services, individual and group counseling, and life skills training.

**Permanent supportive housing:** permanent housing that is affordable in the community or service-enriched housing that is linked with ongoing supportive services (on- or off-site) and is designed to allow formerly homeless clients to live at the facility on an indefinite basis.

As of 2019, the Continuum of Care for Sutter and Yuba Counties identified a total of 245 year-round beds available to persons experiencing homelessness, with another 40 beds available seasonally or through overflow/vouchers. A total of 242 are available through emergency shelters, of which 30 beds are seasonal and 10 are considered overflow/voucher beds. There are 33 beds in permanent supportive housing, of which 4 are part of a rapid-rehousing program. The total number of beds has decreased since 2018, when 347 emergency shelter beds were available, and 156 beds were available in permanent supportive housing.



Homeless persons have a wide range of needs. In addition to housing, a homeless individual may need substance abuse counseling, health care, mental health care, child care, job search assistance, or other services. There are several agencies and nonprofits that provide housing and other services to the homeless in Yuba County. Most are in Marysville or in neighboring Yuba City in Sutter County.

**Continuum of Care for Sutter and Yuba Counties / Sutter-Yuba Homeless Consortium** serves as an intermediary organization for homeless care providers, agencies, municipalities, and nonprofits in Yuba and Sutter counties. Its purpose is to represent the homeless and assist them in finding permanent housing. The consortium conducts regular surveys of the homeless, with the most recent survey occurring in January 2019.

**Casa de Esperanza**, located in Yuba City, provides emergency shelter, food, counseling, and other services to help families and children recover from domestic violence and find new homes. Casa De Esperanza can accommodate 24 beds in its emergency shelter.

**Hands of Hope**, in Yuba City, serves as the region's Coordinated Entry site and provides a multitude of supportive services, including housing assistance, job readiness, and employment opportunities. It works in partnership with Bridges-to-Housing, Salvation Army, and Habitat for Humanity to provide on-site housing assistance and host events for other local agencies serving homeless families. In February 2009,<sup>3</sup> it opened a 6,000-square-foot day shelter where homeless families could shower, wash clothes, and catch up on homework during afternoon and evening hours.<sup>4</sup>

**Bridges-to-Housing** partners with Hands of Hope to help people find homes and provides trainings on the rights of renters, what to expect of one's landlord, and how to manage expenses and money.<sup>5</sup>

The **Yuba-Sutter Salvation Army** provides emergency food, shelter, and utility assistance to families and individuals in crisis. Its residential and drop-in programs target homeless families and individuals. These programs include the Relief from Energy Assistance through Community Help and the Emergency Food and Shelter Program. These two programs provide rental assistance, food assistance, utility assistance, and temporary shelter. The Salvation Army provides 40 beds in its emergency shelter.

The **Depot Family Crisis Center**, in operation for over 20 years, is run by the Salvation Army and provides 65 beds for longer-term housing for homeless individuals. While residing at the crisis center, residents take part in a homeless prevention program, which includes life skills, vocational training, and job search training.

**Hope Vista Transitional housing** (seven 2-bedroom homes) is available to families participating in the Homeless Shelter Program (HSP) and victims of the 2018 Camp Fire. Families are able to live in these homes as they seek permanent housing.

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<sup>3</sup> Gebb, Ashley. 2009 (February 1). *Lending a hand of hope: Volunteers prepare haven for families facing hard times*. Appeal-Democrat.

<sup>4</sup> Dickey, J. 2008 (July 17). *Lending a hoping hand: Work begins to transform building into 6,000-square-foot shelter*. Appeal-Democrat.

<sup>5</sup> Network of Care. 2013 (January 17). *Service Members, Veterans & Their Families*. [http://sutter.networkofcare.org/veterans/services/agency.aspx?pid=BridgestoHousing\\_882\\_17\\_0](http://sutter.networkofcare.org/veterans/services/agency.aspx?pid=BridgestoHousing_882_17_0)



**The Twin Cities Rescue Mission**, located in Marysville, provides 40 beds for homeless persons and families. The mission provides meals and housing for up to three days.

**Regional Emergency Shelter Team (REST)** was incorporated in 2010 to address homelessness in Yuba and Sutter counties. Participating churches, congregations, and other community- and faith-based organizations provide cold weather shelter and warm meals to families and single women who are homeless. REST is open from November through April; it served 110 individuals with children during the 2017 to 2018 season and provides around 2,800 beds and meals each winter.

## PERSONS WITH DISABILITIES

Persons with disabilities have special housing needs such as accessible and affordable housing; higher health costs associated with their disabilities; and, for those whose disabilities affect their work potential, limited income-earning opportunity. Disabilities refer to mental, physical, or health conditions that last more than six months. Those with developmental disabilities are also addressed in this section. The ACS defines six types of disabilities: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty.

Depending on the type of disability, such individuals may need special group housing with professional supervision and access to supportive services, on- or off-site. Others may simply need home modifications to facilitate independent living. Persons with disabilities that require group-home living with supportive services face a special challenge: finding living quarters with appropriate supportive services and access to transportation. In much of the unincorporated area, the availability of supportive services and transportation is limited.

As shown in Table H-31, in 2018, there were approximately 9,582 persons living with a disability in Yuba County. Of the disabled population, about 29 percent were over the age of 65. There were also 1,495 disabled persons aged 5 to 64 who were employed, with only 279 in the same age range who were unemployed.

**TABLE H-31. PERSONS WITH DISABILITY BY EMPLOYMENT STATUS**

	Number	Percentage
Age 18–64, Employed Persons with a Disability	1,495	7.1%
Age 18-64, Not Employed Persons with a Disability	279	14.6%
Persons Age 65 Plus with a Disability	2,762	28.8%
Total Persons with a Disability	9,582	100.0%
Total Population (Civilian Non-institutional)	59,464	

Source: Census 2014-2018 ACS (SACOG Housing Element Data Profile 2020).

According to the US Census 2014-2018 ACS, 16 percent of residents in the unincorporated areas had at least one of the three types of disabilities. Among persons with disabilities, nearly 29 percent were seniors, with self-care and sensory disabilities being the most common. Approximately 71 percent of persons age 0 to 64 had at least one disability, with cognitive and ambulatory disabilities being the most common. Table H-32 shows the US Census ACS 2013-2017 results in more detail.



TABLE H-32. PERSONS WITH DISABILITIES BY DISABILITY TYPE

Disability Type	Number	Percentage
Total Disabilities	9,582	100.0%
Total Disabilities for Ages 0–64	6,820	71.2%
Hearing Disability	1,258	13.1%
Vision Disability	1,085	11.3%
Cognitive Disability	3,715	38.8%
Ambulatory Disability	2,946	30.7%
Self-Care Disability	1,007	10.5%
Total Disabilities for Ages 65 and Over	2,762	28.8%
Sensory Disability	1,151	12.0%
Physical Disability	557	5.8%
Mental Disability	494	5.2%
Self-Care Disability	1,972	20.6%
Independent Living Disability	657	6.9%

Source: Census 2013-2017 ACS (SACOG Housing Element Data Profile 2020).

Several facilities in the County assist persons with disabilities. The Alta California Regional Center, with a field office in Yuba City, is a coordinating agency for group homes assisting the developmentally disabled population. As of June 2020, the State Department of Developmental Services provides community-based services to approximately 304,044 persons with developmental disabilities and their families through a statewide system of 21 regional centers, 4 developmental centers, and 2 community-based facilities. The Alta Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. The regional center supervises a network of 21 residential care facilities in northern and central California, and in 2018 served an estimated 23,640 persons, with 3 percent of those clients (698 persons) served in Yuba County. Eight adult residential care facilities are located in the County, providing capacity for at least 700 individuals. Adult residential care facilities, a type of community care facility, typically provide 24-hour nonmedical care for persons age 18 to 59 who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, or mentally disabled.

In addition, the County contains five facilities for adult day care, which provide capacity for 114 individuals. Adult day care facilities typically provide programs for frail seniors, developmentally disabled, and or mentally disabled clients.

Sutter-Yuba Behavioral Health assists persons with mental disabilities. Established in 1968 as a joint powers agency, Sutter-Yuba Behavioral Health is the only joint county mental health program in California and serves the residents of Sutter and Yuba counties.

Senate Bill (SB) 812 required the County to include the needs of individuals with a developmental disability in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years; continues or can be expected to continue indefinitely; and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism.



Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

Many developmentally disabled persons can live and work independently in a typical housing arrangement. Severely developmentally disabled persons may require a group living situation with supervision on-site. Table H-33 shows the population in unincorporated Yuba County with developmental disabilities, as reported by SACOG. As identified in Table H-33, a majority of the County’s population with developmental disabilities lives in the areas associated with the 95901 and 95961 zip codes, which have a populations of 378 and 283 persons, respectively. Table H-34 provides information about developmentally disabled persons’ places of residence and where they are in Yuba County. Table H-34 shows that Marysville and Olivehurst have the largest populations of persons with developmental disabilities. In both of these areas, the predominant residence type is the home of a parent or guardian.

**TABLE H-33. DEVELOPMENTALLY DISABLED PERSONS**

Location (Zip Code)	0-17 years	18+ years	Total
95903	<11	0	>0
95901	132	246	378
95692	22	14	36
95922	<11	<11	>0
95925	<11	0	>0
95935	<11	<11	>0
95961	139	144	283
95962	<11	<11	>0
95977	<11	13	>13

Source: California Department of Developmental Services, DDS Data on People with Developmental Disabilities by Zip Code (SACOG Housing Element Data Profile 2020).



TABLE H-34. DEVELOPMENTALLY DISABLED RESIDENTS BY RESIDENCE TYPE

Location	Community Care	Home Parent/Guardian	Independent Living	Intermediate Care Facility	Foster/Family Home	Other	Total
Wheatland	0	34	<11	0	<11	0	>34
Marysville	45	265	65	<11	<11	<11	>375
Beale AFB	0	<11	0	0	0	0	>0
Bangor/ Challenge-Brownsville	0	<11	<11	0	0	0	>0
Browns Valley	<11	<11	0	0	0	0	>0
Challenge-Brownsville	0	<11	0	0	0	0	>0
Camptonville	0	<11	0	0	0	0	>0
Challenge	0	<11	0	0	0	0	>0
Dobbins	0	<11	0	0	0	0	>0
Olivehurst	0	<11	0	0	0	0	>0
Oregon House	0	<11	<11	0	0	0	>0
Olivehurst	25	215	38	0	<11	<11	>278
Oregon House	0	<11	0	0	0	0	>0
Smartsville	<11	14	<11	0	0	0	>14

Source: California Department of Developmental Services, DDS Data on People with Developmental Disabilities by Zip Code (SACOG Housing Element Data Profile 2020).

## FEMALE-HEADED HOUSEHOLDS

Female-headed households often require special consideration and assistance because of their greater need for affordable housing. Most such households are either single parents who need accessible day care, health care, and other supportive services, or seniors living alone, often on very low incomes. Because of their relatively lower incomes and higher living expenses, such households usually have more limited opportunities for finding affordable and decent housing than the population at large.

As shown in Table H-35, there were 13,928 family households in the County in 2010 and 14,678 in 2018. Since 2010, the number of family households increased by nearly 6 percent, an increase of 142 households. The proportion of female-headed houses has remained stable from 2010 to 2018, comprising almost 18 percent of family households. A majority (61 percent) of female-headed households in 2018 have children under 18 years of age. Table H-35 shows more details on female-headed households in Yuba County.

TABLE H-35. FEMALE-HEADED HOUSEHOLDS

Householder Type	2010		2018	
	Number	Percentage	Number	Percentage
Total Families	13,928	100.00%	14,678	100.0%
Female-Headed Households	2,452	17.60%	2,593	17.7%
Female-Headed Households with children under 18	1,673	12.00%	1,573	60.7%
Female-Headed Households with no children under 18	779	5.60%	1,020	39.3%

Source: Census 2010-2014 ACS; Census 2014-2018 ACS (SACOG Housing Element Data Profile 2020).



## EXTREMELY LOW-INCOME HOUSEHOLDS

Households in the extremely low-income (ELI) category have special housing needs because they are unlikely to find market-rate housing that is affordable at any price. This section outlines the number and percentage of ELI households and actions that the County can take to better serve them. ELI households may be homeless or in danger of being homeless because of their inability to find appropriately priced housing. The ELI category focuses on households that make less than 30 percent of the AMI of \$75,000, or about \$26,200 for a family of four.

According to HCD, more than 16 percent of households in Yuba County were in the ELI category in 2020. As seen in Table H-36, over three-quarters of all ELI households spend more than 30 percent of their income on their housing costs. Because of these cost burdens, ELI households may require specific housing solutions, including subsidies, housing with supportive services, single-room occupancy units, shared housing, or other solutions. The County has a range of housing and supportive services programs that could assist ELI households, including participation in the Sutter-Yuba Homeless Consortium; pursuing grants for and promoting the use of state and federal housing programs; assisting eligible households in applying for various private, state, and federal sources of funding for housing rehabilitation and home repairs; preserving federally subsidized rental housing- and various health- and human services-related programs. Program H-2.2.3 is proposed to address the needs of extremely low-income households and residents.

TABLE H-36. EXTREMELY LOW-INCOME HOUSEHOLDS

	2010		2017	
	Renters	Owners	Renters	Owners
Percentage with cost burden > 30 percent	57.8%	75.1%	77.2%	72.4
Percentage with cost burden > 50 percent	48.8%	51.2%	66.6	51.3

Source: Census 2006-2010 ACS; 2013-2017 CHAS Data for Yuba County.

## MILITARY VETERANS

Yuba County is home to Beale Air Force Base, which employs about 6,081 individuals. Many individuals who leave the military continue to live in Yuba County. The US Census 2018 ACS reported that nearly 6,662 Yuba County residents served in the military at some time. While career or retired officers in the military may have adequate resources to acquire housing meeting their needs at an affordable cost, many other former military personnel do not have sufficient incomes to obtain adequate, affordable housing. Others may have disabilities related to their military service. Still others are homeless or unable to care for themselves. Homeless and disabled veterans comprise a substantial segment of the disabled and homeless populations, although precise statistics are not available. The needs and resources of military veterans who do not have adequate, affordable housing or have special housing needs related to their disabilities or homeless status are similar to the needs and resources discussed previously for other special needs groups.



Several state and federal initiatives seek to provide housing and supportive service to veterans. HUD has created the HUD Veteran Resources Center, in collaboration with national veterans groups, to focus federal housing and supportive services resources on veterans needs. The California Department of Veterans Affairs assists veterans with home purchase and other housing financing; coordinates health care, homeless assistance, education, and other services for veterans; and operates several homes for seniors and disabled veterans.

## ASSISTED HOUSING DEVELOPMENTS "AT RISK" OF CONVERSION

Housing that receives governmental assistance is often a significant source of affordable housing in many communities. Because of its significance, this section identifies publicly assisted rental housing in the unincorporated county areas, evaluates the potential of such housing to convert to market rates during a ten-year planning period, and analyzes the cost to preserve those units.

### INVENTORY OF ASSISTED HOUSING UNITS

Yuba County is required to identify subsidized affordable units and develop a program in its Housing Element for the preservation of assisted, affordable multifamily units. Subsequent amendments have clarified the scope of the analysis to also include units developed pursuant to inclusionary housing and density bonus programs. In the preservation analysis, localities are required to provide an inventory of assisted, affordable units that are eligible to convert within 10 years of the beginning of the planning period (May 15, 2031). Program H-5.1.2 commits the County to continuing to work to preserve the affordability of assisted units at risk of converting to market rate.

Thousands of privately owned affordable rental housing units have been constructed in California with the assistance of federal, state, and local funding (loans or grants) that restrict rents and/or occupancy of units to lower-income households for specified periods. In general, once the period of restricted rent/occupancy expires, a property owner may charge market rents for the previously restricted units. There is a threat that low-income occupants may have to find alternative housing if rents rise to market levels, although in properties with Housing Assistance Payments (HAP) vouchers, those residents are provided "enhanced" vouchers to subsidize their rent in market-rate projects.

Although these projects are required by law to be listed as at risk of converting to market-rate housing, it is not a very good indicator of whether these units will actually convert. The inventory of assisted units required to be reported in the Housing Element includes all multifamily rental units regulated by federal, state, and/or local programs. Such units include those developed under HUD programs, tax-exempt mortgage revenue bond programs, low-income housing tax credits, redevelopment programs, inclusionary housing programs, and density bonus programs that are eligible for conversion to market rate through May 15, 2031.

Table H-37 shows the assisted housing developments in the unincorporated county. As shown, 12 developments in the County provide 788 units of assisted housing. The projects receive assistance from the following funding sources: HUD, California Housing Financing Agency (CalHFA), Low Income Housing



Tax Credit (LIHTC), and USDA. Table H-37 also shows the assisted housing developments in the County that are at risk of converting to market rate through May 15, 2031. Government Code Section 65583 requires each city and county to adopt analysis and programs for preserving assisted housing developments.



**TABLE H-37. ASSISTED HOUSING INVENTORY, YUBA COUNTY, 2020**

<b>Project Name</b>	<b>City/Community</b>	<b>Total Assisted Units</b>	<b>Total Units</b>	<b>Funding Source</b>
Country Club Apartments	Linda	65	65	HUD; CalH
The Grove Apartments	Linda	48	49	LIHTC
Casa Del Este Apartments	Linda	56	56	USDA
Beverly Terrace FLH Mercury Housing	Linda	40	40	USDA
Vineyard Family Apartments	Linda	72	73	LIHTC
Yuba Gardens Apartments	Linda	118	120	LIHTC; HUD
East Linda Gardens	Linda	101	103	LIHTC; HUD
College View Apartments	Linda	87	88	LIHTC; HUD
Alberta Gardens Apartments	Linda	47	48	LIHTC; HUD
Oakhurst Apartments	Olivehurst	60	61	LIHTC
Olivehurst Apartments	Olivehurst	50	51	LIHTC; HUD
Olive Tree Senior	Olivehurst	44	44	USDA
<b>Total</b>		<b>788</b>	<b>798</b>	

Source: 2010 and 2020 California Department of Finance (DOF), Table E-5.



## LOSS OF ASSISTED HOUSING

Covenants and deed restrictions are the typical mechanisms used to maintain the affordability of publicly assisted housing, ensuring that these units are available to lower- and moderate-income households in the long term. Over time, the County may face the risk of losing some of its affordable units due to the expiration of covenants and deed restrictions. Of the affordable multifamily housing developments in unincorporated Yuba County shown in Table H-37, the 56 units in Casa Del Este Apartments and 65 units in Country Club Apartments are at risk of converting to market rate before May 15, 2031 (expiration dates in 2027 and 2031, respectively). The County contacted the owners of both the Casa Del Este Apartments, owned by a private organization, and Country Club Apartments, owned by a nonprofit, in May 2021 and confirmed that both developments will likely maintain deed restrictions for affordable housing and stay under the same ownership after their current expiration dates.

## PRESERVATION OPTIONS

### TRANSFER OF OWNERSHIP

Aside from offering the current owner of an at-risk rental housing project modest financial incentives to maintain the property's affordability status, a transfer of ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable. By transferring property ownership to a nonprofit organization, low-income restrictions can be secured indefinitely, and the project becomes eligible for a greater range of governmental assistance. A nonprofit organization could purchase an existing multi-family complex, rather than build a new one, lowering the per-unit cost significantly. Multi-family units in Yuba County have been selling for an average of \$296,876 over the past three years. Assuming an average sales price, acquisition of 121 units would equate to \$35,921,996.

### PURCHASE OF AFFORDABILITY COVENANT

Another option to preserve the affordability of at-risk projects is to provide an incentive package to owners to maintain the projects as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance in the form of a payment to the project lender and/or supplementing the HAP fair market rent to market levels, if market rents are substantially more than the HUD-allowed fair market rent. It is difficult to estimate the cost of purchasing affordability covenants due to the number of variables in such a purchase.

### RENTAL SUBSIDY

Another way to preserve units as affordable is to provide rental assistance to existing residents. Rental assistance to the projects could be structured in a similar fashion to Section 8. The feasibility of this alternative is highly dependent on the availability of funding sources necessary to provide the rental subsidies and the willingness of the owners to accept the subsidies if they are provided.



Table H-38 shows the rental subsidies required to preserve at-risk units. The calculations assume that extremely low-income households would be the likeliest recipients of rental subsidies. The total cost for rental subsidies would range from \$162 to \$1,286 per unit per month, which equates to \$235,345 annually.

TABLE H-38. POTENTIAL RENT SUBSIDIES

Per Unit Affordable Rent + Utilities	1 Bedroom <sup>1</sup>	2 Bedroom <sup>2</sup>	3 Bedroom <sup>3</sup>	4 Bedroom <sup>4</sup>
Very Low Income (50% AMI) (A)	\$700	\$788	\$944	\$1,014
Per Unit Fair Market Rent (B)	\$862	\$1,085	\$1,866	\$2,300
Monthly Per Unit Subsidy (C=B-A)	\$162	\$297	\$923	\$1,286
Annual Subsidy/Unit (C * 12)	\$1,945	\$3,567	\$11,070	\$15,435
Total "At Risk" Units	121	-	-	-
Total Annual Subsidy	\$235,345	-	-	-

1. Assumes 2-person household paying 30 percent of household income on rent and utilities.
2. Assumes 3-person household paying 30 percent of household income on rent and utilities.
3. Assumes 5-person household paying 30 percent of household income on rent and utilities.
4. Assumes 6-person household paying 30 percent of household income on rent and utilities.

Note: Assumes an even distribution among bedroom sizes.

## CONSTRUCTION OF REPLACEMENT UNITS

Constructing new low-income housing units is another means of replacing at-risk units that convert to market rate. The cost of developing the new housing depends upon a variety of factors, including density, unit size, location, land costs, and type of construction. Construction costs for recent multifamily developments averaged \$309 per square foot, with an average unit costing \$297,144. Based on this average, construction of replacement units would cost approximately \$36,047,096, assuming an average unit size of 960 square feet and accounting for land cost, government fees, and other costs. The cost of constructing replacement units far exceeds the cost of the other two alternatives.

## COST COMPARISONS

Based on the calculations, providing rental subsidies offers the least costly alternative for preserving the units while construction of new units is the most costly. Both the construction of new units and the transfer of ownership to a nonprofit entity ensure long-term affordability of the units. Though rental subsidies are the least costly alternative, the subsidies do not necessarily ensure the long-term affordability of the units.

The cost estimating scenarios find the relative preservation costs to be:

- ✓ Acquisition of at-risk units -- \$35,921,996.
- ✓ Rent subsidy – \$235,345 annually or \$2,353,450 over 10 years.<sup>6</sup>

<sup>6</sup> Assumes a 3 percent inflation rate per year.



- ✓ Replacement through new construction – \$36,047,096.

Replacing or preserving the 121 at-risk units is costly, regardless of the method. Providing a rent subsidy program appears to be the least costly option. However, many federal and state funding programs are available for new construction of affordable housing, which may greatly reduce the cost to the County.

## RESOURCES FOR PRESERVATION

The Government Code requires the County to identify local nonprofit corporations which have the “legal and managerial capacity to acquire and manage” the at-risk units or the apartment complexes containing the at-risk units. The County is also required to identify the federal, state, and local financing and subsidy programs that may be considered to preserve these units. These are listed in the Resources section. HCD maintains a list of qualified organizations, and there are several that have an interest in properties located in Yuba County, including Mercy Housing and Christian Church Homes of Northern California.

## ASSESSMENT OF FAIR HOUSING

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal AFFH Final Rule of July 16, 2015.

Under state law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

AB 686 requires the County of Yuba (County), and all jurisdictions in the state, to complete three major requirements as part of the housing element update:

1. Conduct an AFH that includes a summary of fair housing issues; an analysis of available federal, state, and local data knowledge to identify patterns of segregation or other barriers to fair housing; and prioritization of contributing factors to fair housing issues.
2. Prepare the Housing Element Land Inventory and identification of sites through the lens of AFFH.
3. Include a program in the Housing Element that affirmatively furthers fair housing and promotes housing opportunities throughout the community for protected classes and addresses contributing factors identified in the AFH (applies to housing elements beginning January 1, 2019).

In order to comply with AB 686, the County has completed the following outreach and analysis.



## OUTREACH

As discussed in the Public Participation section of this Housing Element, the County has used a variety of outreach methods, in addition to the standard public hearing process, to reach stakeholders and members of all socioeconomic segments of the County.

The County conducted one-on-one consultation meetings with service providers and other organizations who serve special needs groups and other typically hard to reach groups during the outreach process, in addition to the standard public hearing process. The purpose of these consultations was to solicit direct feedback on housing needs, barriers to fair and affordable housing, and opportunities for development from all economic segments of the community. The primary concern stakeholders felt needs to be addressed is the lack of affordable housing, especially for extremely low-income households. The Camp Fire in Paradise in nearby Butte County destroyed homes, displacing residents, and resulting in increased demand for housing in Yuba County. The price increases as a result of this increased demand has forced those seeking affordable housing to move further from resources and jobs. Even where housing is available, stakeholders asserted that many barriers to housing for low-income households are as a result of strict rental requirements (e.g., credit history checks, rental references), cost of deposits up front that make affording new housing challenging, substandard housing conditions, and income source discrimination by landlords. Stakeholders emphasized that code enforcement processes typically either do not adequately require repairs to homes or result in occupants being displaced.

The County also held a virtual public workshop in December 2020, which enabled community members to attend regardless of their location. At this workshop, community members and stakeholders in attendance reiterated the need for more affordable housing and improvements to infrastructure to support growth. They also raised concerns about the high-cost special district fees presenting a barrier to development of affordable housing.

A full summary of the feedback gathered during these consultations, workshops, and meetings can be found in the Introduction of this Housing Element.

## ASSESSMENT OF FAIR HOUSING ISSUES

California Government Code Section 65583 (10)(A)(ii) requires Yuba County to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. According to the California Department of Housing and Community Development (HCD)/Tax Credit Allocation Committee (TCAC) 2020 Opportunity Areas map, the block groups southeast of the City of Marysville, including a portion of the community of Linda, are considered areas of high segregation and poverty. Much of this area is a floodplain and home to the Yuba County Airport, and consequently undevelopable; therefore, the categorization of resources may not be accurate for that whole area. In addition to this area of high segregation and poverty, Olivehurst and the areas east to Beale Air Force Base (AFB) are considered low resource. The remainder of the County is considered moderate, high, or highest resource areas, as shown in Figure H-1. Outside of the immediate County lines, almost all land to the north to the City of Oroville is considered low resource, as well as areas northeast of the County from North San Juan to Nevada City. Areas east of the County are



considered high and highest resource. This distribution indicates that Yuba County is an area of higher access to resources compared to much of the region, despite many areas being predominantly rural with limited development and low median incomes, as described herein.

Some of the indicators identified by TCAC and HCD to determine the access to opportunity include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. These indicator scores decrease as the level of designation decreases from higher to lower resourced areas. Low resource areas typically have limited access to education and employment opportunities and may have poor environmental quality. Areas of high segregation and poverty are those that have an overrepresentation of people of color compared to the County as a whole, and at least 30 percent of the population in these areas is below the federal poverty line (\$26,200 annually for a family of four in 2020).

The County has conducted the following analysis of available data to assess local access to opportunities and indicators of fair housing issues, in addition to the designations provided by the TCAC/HCD Opportunity Areas map. Data for disability, poverty, and familial status was available at the census tract level, and data for rates of opportunity areas, overpayment, jobs proximity, and diversity were available at the block group level. The County has used the most localized level of data available for the analysis based on these data constraints.

## PATTERNS OF INTEGRATION AND SEGREGATION

To assess patterns of segregation and integration, the County analyzed four characteristics: race and ethnicity, income, disability, and familial status.

While there are no racially or ethnically concentrated areas of poverty (R/ECAPs) in Yuba County, there are concentrated areas of poverty that correspond with areas of high diversity. R/ECAPs, as defined by HUD, are areas in which 50 percent or more of the population identifies as non-White and with 40 percent or more of individuals living below the poverty line. There is a R/ECAP located just west of County limits in Yuba City. Overall, there has been a slight increase in diversity, and thus a trend toward more complete integration across the County in recent years, as shown in Figure H-2. In 2010, all of the unincorporated County north of Woodruff Road and east of Loma Rice Road had a diversity index of less than 40, with 100 being perfect diversity and 0 being no diversity. This area included the unincorporated communities of Browns Valley, Oregon House, and all others to the east. By 2018, the diversity index in areas south of Oregon House and north of Dobbins and east of Brownsville had increased slightly to an index score between 40 and 55 (Figure H-2). The more urbanized areas surrounding the City of Marysville and south along Highway 70 have experienced less change and maintained the higher levels of diversity shown. The increase in diversity from west to east mirrors patterns in the greater region; however, most areas northeast and southeast of the County still have low levels of diversity, suggesting that Yuba County is more accessible to a variety of residents. Despite regional trends to the west where the predominant population is Hispanic, the Yuba County population is still predominantly non-Hispanic White. The highest rate of non-English speaking households is around the unincorporated community of Linda, while the rest of the County is predominantly English-speaking households (see Figure H-3). Diversity in southwestern Yuba County reflects Sutter and Yolo counties in the SACOG region, while northeastern portions of Yuba County are more similar to Placer and El Dorado counties. The distribution of diversity in the SACOG region



reflects historic economic trends resulting in more agricultural communities in the west led by predominantly non-White populations, while eastern portions of the region are more dispersed across the foothills and dominated by higher income, White households. Yuba County reflects integration patterns more dominant in the western region.

Since 2014, there has been a slight decrease in the rate of poverty in unincorporated areas of the County. In 2014, greater than 25 percent of households in all areas north of Oregon House and areas south of the City of Marysville to McGowan Parkway were below the federal poverty line. All other areas south of Marysville typically had higher rates of poverty than other parts of the County. However, by 2019, the percentage of households below the poverty line had decreased slightly in the northern unincorporated portion of the County (including north of Oregon House); however, the areas west of Olivehurst and surrounding the community of Linda still have the highest rate of poverty (greater than 25 percent of the population), as shown in Figure H-4. Much of Yuba County has a higher rate of poverty than areas to the west in Sutter County, but a lower rate than Butte County to the north, surrounding the City of Oroville. However, the slight decline in poverty that the County has experienced in recent years reflects the trends of most surrounding areas, including unincorporated areas of Sutter, Butte, and Placer Counties. Across the SACOG region since 2014, the concentrations of households living at or below the poverty line have decreased. Rather than resulting in greater concentrations in new areas, it appears households are generally more distributed across the region. However, it is important to note that the decline in poverty is not indicative of greater access to housing opportunities as housing prices have continued to rise and remain unattainable for many households. The rate and distribution of poverty in much of Yuba County is similar to the unincorporated areas of most counties in the SACOG region indicating an overall need for affordable housing.

The northern portion of the County has experienced a slight increase in the percent of the population with a disability since 2014. As shown in Figure H-5, approximately 20 to 30 percent of the population in the unincorporated areas north of Oregon House have a disability, compared to less than 20 percent of the population in the remainder of the County. This results in a marked difference between the northern and southern halves of Yuba County. However, the rate of disability in the northern portion of the county reflects higher rates in Butte County, while lower rates in the southern portion of Yuba County reflect much of the SACOG region, particularly unincorporated areas. Despite the concentration of persons with disabilities in the north, all services for this population are located in Yuba City. Alta California Regional Center, Sutter-Yuba Behavioral Health, California Department of Rehabilitation, and FREED all operate out of field offices in Yuba City. FREED offers a second location as a Center for Independent Living in Grass Valley, which is nearer to some residents of northern Yuba County. Due to this discrepancy between the location of persons with disabilities and resources for this population, the County will coordinate with regional service providers to identify additional methods of serving all residents with disabilities through other means that may include seeking funding to support operation of mobile clinics or expanding capacity for in-home support (Program H-6.1.1).

While there is a greater percentage of population that is married-couple households with children in the center of the County, north of Marysville and south of Oregon House, there are a variety of households across the County, as shown by distribution of family households shown in Figure H-6. However, there is a slightly higher concentration of single-person households north of Oregon House than in the rest of the County. Yuba County has a greater diversity in familial types across the County than areas to the south in Placer County, but mirrors distribution of household types in other parts of the region. Beale Air Force



Base east of Olivehurst has the highest concentration of adults living alone in the SACOG region, while the rest of the County is more reflective of unincorporated county areas in the region in terms of single-person households, married couples with children, and single-parent, female-headed households.

Assessment of protected characteristics reveal that much of the area within the Valley Growth Boundary, particularly the area in which RHNA sites have been identified, have existing patterns of segregation and poverty. As discussed in the Government Constraints section of the Housing Element, the Valley Growth Boundary is in place to protect environmentally sensitive areas, prevent development with a high risk of flood or fire, encourage job generation near housing, and prioritize development near available water and wastewater infrastructure. Therefore, the growth boundary is intended to protect and prioritize future access to resources for households within this area to affirmatively further fair housing. In order to further the effect of the goals of the growth boundary, the County will combat existing patterns of segregation in the areas identified for development during the planning period by supporting place-based revitalization through rehabilitation, relocation assistance, and infrastructure improvements (e.g. Programs H-2.1.3, H-4.1.1, H-4.3.1, and H-6.2.1); encouraging a variety of housing to increase supply of affordable housing and mobility opportunities to reduce displacement risk through high density development, addressing transit needs, and promoting a variety of housing types (e.g. Programs H-2.2.4, H-3.1.3, and H-6.2.1); and facilitating housing mobility through encouraging more landlords to accept Housing Choice Vouchers, developing a program to connect lower-income residents with housing opportunities, and developing a program to attract high quality teachers (e.g. Programs H-2.1.2 and H-6.2.1). These programs are intended to address the needs of existing residents in these areas to alleviate the impacts of concentrated poverty, prioritize infrastructure, economic, and educational opportunities, and combat any existing trends.

## ACCESS TO OPPORTUNITY

In a statewide ranking of 2016 California Assessment of Student Performance and Progress (CAASPP) test scores listed on School-Ratings.com, of the 19 ranked schools in Yuba County, only one school ranked in the 80th percentile compared to other similar schools in the state. No schools rank above the 80th percentile. Ten schools are ranked in the 40th percentile or below, with 8 of those being located in the community of Olivehurst. Just south of Olivehurst, outside of the area of concentrated poverty, the three schools in Plumas Lake are ranked in the 60th and 70th percentile. This demonstrates a disparity in access to high-quality education between low-income and higher-income communities in Yuba County. Additionally, as shown in Figure H-7, there is one or more schools serving each unincorporated community in Yuba County that have the student population to support a school. The County will meet with the school districts to develop a teacher incentive program to attract and retain high-quality teachers to poorly ranked school districts to ensure all County residents have access to a proficient education (Program H-6.2.1).

Yuba County residents are served by Yuba-Sutter Transit, which offers both local routes connecting residents of Olivehurst and Linda to Marysville and rural routes that stop in Brownsville, Oregon House, Willow Glen, and Loma Rica, as well as connecting Wheatland to Marysville. Only one route serves unincorporated areas of the County and is limited to just those communities listed here. Additionally, this route is limited to two roundtrips on Tuesdays, Wednesdays, and Thursdays. While residents can reserve additional stops to be made along the route, public transit in the unincorporated County is extremely limited. The County will meet annually with Yuba-Sutter Transit to determine if transit demand is met by



existing routes and frequency, the County will assist in applying for additional funding to expand transit options if needed (Program H-6.2.1).

As shown in Figure H-8, the areas of the County with the closest proximity to jobs are those immediately surrounding Marysville to the north. Beale AFB also offers a job center but serves only those directly affiliated with the base; therefore, households outside of the base do not necessarily have access to these jobs despite geographic proximity. Despite areas north of the City of Marysville being a similar distance to that job center as from Olivehurst to Marysville, this area north of Marysville has a significantly lower proximity to jobs, which may be as a result of limited public transit or other constraints. The County has included Program H-3.1.2 to meet the housing needs of farmworkers and their families in close proximity to their jobs. The jobs proximity in Yuba County mirrors trends seen in unincorporated Butte and Placer Counties, where the proximity decreases further from urban job centers; however, Sutter County has a more even distribution of jobs, which may be due to dominant industries being more dispersed or greater transit options.

In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community's environmental scores. A community with a high score, is one with higher levels of pollution and other negative environmental indicators. Yuba County has lowest pollution levels in the rural northeastern corner of the county and higher levels near agricultural and urbanized areas. The highest levels of pollution exist around the Yuba County Airport. Environmental conditions in Yuba County are higher than unincorporated county areas in the western SACOG region, but more closely reflect the conditions in the eastern SACOG region and are generally lower than the urban core in and around the City of Sacramento. The concentration of poor environmental conditions adjacent to the airport and north of Beale Air Force Base are in areas that have been designated as low resource or high segregation and poverty, resulting in environmental justice concerns for these residents with disproportionate access to affordable housing and a healthy living environment. In order to address the barriers to fair housing that existing in this area resulting from environmental conditions, the County has assessed compatibility concerns and effects of hazardous materials in the Public Health and Safety Element of the General Plan. Policies and programs to address environmental health and access to healthy communities are identified within that element.

## **DISPROPORTIONATE HOUSING NEED AND DISPLACEMENT RISK**

As discussed in the Community Profile section of this Housing Element, overcrowding is a more significant issue among renter households than owners. While 7.7 percent of all households are overcrowded, 11.8 percent of renters are overcrowded while approximately 5.2 percent of owners are living in overcrowded situations. The highest rate of overcrowding is present in the communities of Linda and Olivehurst, where there are also the highest rates of poverty and linguistic isolation (see Figure H-3). Overcrowding is also present, at a lesser rate, in the areas surrounding Wheatland and north of Oregon House. The trends of overcrowding in Yuba County reflect the region, with higher concentrations of overcrowding in areas with higher poverty. The higher rate of overcrowding typically means that either appropriately sized housing is unaffordable to current residents, or that the type of housing available does not meet the need. In either case, overcrowding means there is a disproportionate need for affordable, larger housing units in



these areas. The County will meet with the Agricultural Commissioner to identify barriers to developing larger farmworker housing (Program H-3.1.2) and has included several other programs to incentivize development of affordable housing.

In addition to overcrowding, overpayment is also a significant issue in Yuba County. As shown in Figure H-9, renter households overpaying for housing is a chronic issue across the County and region. Approximately 53 percent of all renter households in Yuba County are overpaying for housing, with more than 25 percent of renters overpaying for housing in all block groups with the exception of the Plumas Lake block group. This issue has been present in recent history, with no areas of decline in the County since 2014. In contrast, the percentage of owners overpaying has decreased significantly over time in the County. As shown in Figures H-10 and H-11, in 2014 the rate of homeowners overpaying for housing was similar to that of renters, but by 2019 all areas with sufficient data had decreased to less than 40 percent of owner households overpaying. This decline in the percentage of homeowners overpaying for housing reflects the trends of the surrounding region and emphasizes the need for affordable rental housing discussed by stakeholders during consultation meetings. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. To address displacement risks due to overpayment, the County will provide incentives to encourage affordable development and will develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities within the County (Program H-6.2.1).

In addition to overpayment and overcrowding, there are areas of the unincorporated County with a high rate of housing units without complete kitchen facilities or plumbing according to HUD's 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data. CHAS estimates that quarter to half of housing units in Dobbins and up to 10 percent of housing units west of Rackerby and the areas surrounding Brownsville, Challenge, Camptonville, Olivehurst, Linda, and Beale AFB were lacking these necessary features. The rate of incomplete housing units is higher in Dobbins than almost any other community in the region, with the exception of Honcut in Butte County. Additionally, according to 2014-2018 ACS, approximately 54 of the housing stock in the unincorporated area of Yuba County is older than 30 years (built prior to 1990) and is may be in need of some type or repair or rehabilitation. In some cases, the cost of repairs or necessary retrofitting to bring a housing unit into compliance with building standards can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is designated as uninhabitable. To prevent either of these situations, the County will work with Habitat for Humanity to assist homeowners to identify and apply for rehabilitation funding, will provide relocation assistance for low-income residents temporarily displaced during repairs and will provide these residents first right of refusal to return to the unit (Programs H-2.1.3 and H-4.3.1).

## ENFORCEMENT AND OUTREACH CAPACITY

The County reviewed the Development Code as part of the 2015 comprehensive update to ensure compliance with fair housing law, and will continue to examine land use policies, permitting practices, and building codes to comply with state and federal fair-housing laws. Periodic reviews of the Development Code and policies confirm that, as Yuba County grows and changes, it continues to ensure and enforce that all persons have access to sound and affordable housing.

In addition to assessing fair housing issues related to development standards, fair housing issues can include discriminatory behaviors by landlords and housing conditions. Yuba County complies with fair



housing law regarding complaints by referring fair housing cases to California Rural Legal Assistance (CRLA), the United States Department of Housing and Urban Development's (HUD's) Office of Fair Housing and Equal Opportunity (FHEO), the California Department of Fair Employment and Housing (DFEH), and distributing information on fair housing to organizations that work with the general public and represent the building and real estate agencies.

CRLA is a nonprofit legal service program dedicated to assisting low-income individuals, households, and communities through free legal assistance and community education. In December 2020, CRLA reported to the County that the majority of fair housing cases that they handle are disability discrimination cases, often due to refusal by landlords to allow service animals due to "no pet policies." They also emphasized that the lack of affordable housing, lack of rent control, and incomplete code enforcement exacerbate many issues that their clients face. CRLA reported that substandard housing units are a chronic issue in the County, including lack of accessible housing for individuals with disabilities. They raised concerns that code enforcement does not adequately follow up on housing conditions violations, and many violations result in tenants or owners being displaced due to the cost of repairs. CRLA was unable to provide the specific number and type of cases received due to limited tracking capacity and confidentiality concerns.

As part of the Fair Housing Assistance Program (FHAP), DFEH dual-files fair housing cases with HUD's Region IX FHEO. HUD's FHEO reported that eight housing discrimination cases were filed from residents of Yuba County between January 1, 2013, and September 1, 2020, seven of which were dual-filed with DFEH. This number provides a snapshot of discrimination cases that exist as many may go unreported or be referred to other agencies, such as CRLA. Of the eight cases reported by HUD, 4 cases alleged discrimination due to a disability and 3 alleged discrimination cases based on race. In addition to filed cases, there were 10 inquiries made to HUD about Yuba County housing providers. None of the inquiries or filed cases were against the County or Regional Housing Authority. The 10 inquiries resulted in 1 finding of no valid basis, 5 where the filer failed to respond, 3 declined to pursue, and 1 was closed for an undisclosed reason. As a result, none of these cases were pursued as valid cases.

Neither the DFEH nor FHEO were able to provide the specific locational origin of cases either because they do not track the geographic origin of complaints or due to confidentiality concerns. Therefore, the County was unable to conduct a spatial analysis of fair housing cases to identify any patterns or concentrations of fair housing issues in the County. Program H-6.2.1 includes an action to meet biannually with local and regional fair housing agencies and organizations to track issues and identify patterns in the County.

## SITES INVENTORY

In 2011, Yuba County adopted the Valley Growth Boundary as part of the General Plan Update. The purpose of the growth boundary is to promote infrastructure improvements and development patterns in the valley, protect natural resources and rural landscapes, promote higher density and suburban revitalization within the growth boundary, and help to eliminate piecemeal-type development and instead support comprehensive growth. Within the growth boundary are the communities of Linda, Olivehurst, Arboga, and Plumas Lake as well as Beale Air Force Base and agricultural land. Linda is designated as an area of concentrated poverty north of N. Beale Road, moderate resource around Park Circle, and high resource between Erle Road and N. Beale Road (Figures H-1 and H-12). Olivehurst is designated as a low resource area north of McGowan Parkway and moderate resource to the south. Arboga and Plumas Lake



are designated as high and highest resource. Due to the growth boundary, all sites identified to meet the County's RHNA are located in these areas, specifically within Linda, Olivehurst, and Plumas Lake. As shown in Figure H-14, sites to meet the lower-income RHNA are located in all resource area categorizations. Sites to meet the lower-income RHNA are located in the high resource area of Linda on Erle Road and south of the intersection of Hammonton Smartsville Road and N. Beale Road as well as in the moderate resource area of Olivehurst south of McGowan Parkway. The County also proposed Implementation Program H-2.2.4 to update the Plumas Lake Specific Plan to allow high density multi-family and facilitate affordable multi-family development in the highest resource areas of that community and promote mixed-income neighborhoods. Two currently suitable sites to address the lower income RHNA in the Plumas Lake Specific Plan area have already been included in the sites inventory. While there are lower-income sites identified in moderate to high resource areas, most are located in low resource areas and areas of high segregation and poverty (see Figure H-14). These sites were selected because there is not existing infrastructure to support new development in Arboga and the only vacant sites in high resource areas are located along Erle Road and in Plumas Lake, areas that have been identified for lower-income and high density housing. Due to the limitations of available land and infrastructure, the County selected the sites identified in Table H-42.

For those sites that have been identified to meet the lower-income RHNA in the areas of high segregation and poverty or low resource, the County has identified several programs (see Table H-39) to combat patterns of segregation through reducing displacement risk for existing residents and improving infrastructure and access to resources in these areas. These sites were identified due to their proximity to routes 3 and 6 operated by Yuba-Sutter Transit, to schools and due to the concentrated need for additional affordable housing. The low resource and high segregation and poverty areas of Linda and Olivehurst have high rates of poverty and overcrowding, as identified in this assessment, indicating a need for additional affordable housing to alleviate these fair housing issues. While the County seeks to facilitate housing mobility by encouraging construction of new affordable housing in high opportunity areas, as identified in Table H-39, residents may also want to stay in their existing communities near friends, family, and current employment. In an effort to address this possibility, and encourage revitalization of existing communities, the County identified sites in these areas to encourage construction of new affordable housing to meet existing need. In addition to facilitating new housing, the County will seek funding to improve basic infrastructure, promote rehabilitation assistance, and preserve existing housing to stimulate community revitalization (Table H-39). As a result, the County is confident that development of the sites will combat existing patterns of segregation and poverty in these communities. Outside of the growth boundary, there is limited water and sewer infrastructure, making residential development, especially of affordable housing, difficult. The purpose of the sites inventory is to ensure that future housing has access to public infrastructure and services, regardless of household income.

By selecting sites in areas of High Segregation and Poverty and Low Resource, the County is focusing their resources in combating existing patterns to promote integrated and comprehensive development that improves access to opportunities and addresses displacement risks for all residents. These sites, and several Implementation Programs, will affirmatively further fair housing in the County by actively promoting mixed-income neighborhoods to deconcentrate poverty, investment in public infrastructure, and expanding the supply of affordable rental and ownership opportunities in communities with an existing need. In order to combat concentrations of poverty and patterns of segregation, the County has included Programs H-2.1.2 and H-2.1.4 to promote Housing Choice Voucher acceptance and ADUs in high opportunity areas to facilitate housing mobility by increasing the supply of affordable housing in these



areas, Program H-3.1.1 to support construction of transitional housing for extremely low-income persons and households in need, Program H-3.1.3 to promote a variety of housing types to meet the needs of lower-income households throughout the County to disperse current concentrations of poverty, Program H-4.1.1 to target place-based revitalization in areas of concentrated need, and Program H-4.3.1 to provide relocation assistance to lower-income households. Additionally, the County is proposing Implementation Program H-2.2.4 to update the Plumas Lake Specific Plan including to allow high density multi-family uses throughout the specific plan area to allow higher density residential development in more areas outside of the identified areas of High Segregation and Poverty. Through investment in areas of low resource and concentrated poverty, the County can improve access to opportunity for existing residents, and by expanding housing options and encouraging affordable housing in higher opportunity areas the County intends to promote mobility for lower-income persons to combat concentrations of poverty and promote mixed-income neighborhoods.

Table H-39 identifies the Implementation Programs the County has proposed to affirmatively further fair housing and combat existing patterns. The programs identified to facilitate place-based revitalization are intended to improve conditions in low resource areas and concentrated areas of poverty through improvements to infrastructure, rehabilitation assistance, and preservation of existing affordable housing. The sites for lower-income housing in low resource areas will increase the supply of affordable housing in areas of concentrated need to reduce displacement risk and provide new opportunities for residents in need of housing that want to remain in their community. The Plumas Lake Specific Plan and encouraging ADUs throughout the County will encourage integration of Yuba County communities while increasing housing mobility opportunities to new affordable housing. The County is committed to improving the conditions of low resource areas through the strategies identified in Table H-39, and further explained in the Goals, Policies, and Programs section, as well as promoting housing opportunities throughout Yuba County.



TABLE H-39. STRATEGIES TO AFFIRMATIVELY FURTHER FAIR HOUSING

Mechanisms to Affirmatively Further Fair Housing	Programs to Address Fair Housing Issues	How Fair Housing will be Achieved
Enhance housing mobility opportunities	H-1.1.1: Housing for Older Adults H-2.2.2: Regulatory Incentives H-2.2.3: Housing for Extremely Low-Income Households H-2.2.4: Multi-Family Housing in Plumas Lake Specific Plan H-3.1.3: Promote Alternative Housing Types H-6.1.1: Special Needs Housing Priorities	Encourage new affordable and special needs housing in high resource and opportunity areas to facilitate mobility between low and high resource areas for lower-income households. Encourage integration of affordable housing in higher-income neighborhoods.
Encourage development of new affordable housing in high resource areas	H-2.1.2: Housing Authority Programs (HCV) H-2.1.4: Preapproved Accessory Dwelling Unit Architectural Plans H-2.2.2: Regulatory Incentives H-2.2.3: Housing for Extremely Low-Income Households H-3.1.3: Promote Alternative Housing Types H-4.3.1: Relocation Assistance H-6.1.1: Special Needs Housing Priorities H-6.2.1: Fair Housing Program	Increase the supply of affordable housing opportunities near services and economic opportunities, provide assistance in accessing these housing units when needed.
Facilitate place-based revitalization	H-2.1.3: Rehabilitate Substandard Dwelling Units and Promote the Use of Housing Programs H-4.1.1: Housing Condition Surveys H-4.2.1: Code Enforcement and Abatement H-5.1.1: Preservation of Mobile Home Parks H-5.1.2: Preservation of At-Risk Rental Units H-6.2.1: Fair Housing Program	Target investment and rehabilitation efforts in areas of concentrated poverty and with inadequate public infrastructure. Assist homeowners and tenants to improve their homes, requiring safe living conditions for all occupants. Facilitate preservation of existing affordable housing units.
Protect existing residents from displacement	H-1.1.1: Housing for Older Adults H-2.1.4: Preapproved Accessory Dwelling Unit Architectural Plans H-2.2.2: Regulatory Incentives H-2.2.3: Housing for Extremely Low-Income Households H-3.1.2: Housing for Farmworkers H-5.1.1: Preservation of Mobile Home Parks H-5.1.2: Preservation of At-Risk Rental Units H-6.1.1: Special Needs Housing Priorities	Facilitate affordable special needs housing for persons to remain in their communities and near services and jobs. Increase supply of affordable housing in areas of concentrated poverty.

## CONTRIBUTING FACTORS

Discussions with community members, fair housing advocates, and the assessment of fair housing issues identified several factors that contribute to fair housing issues in Yuba County, including:

- Displacement of Camp Fire victims,

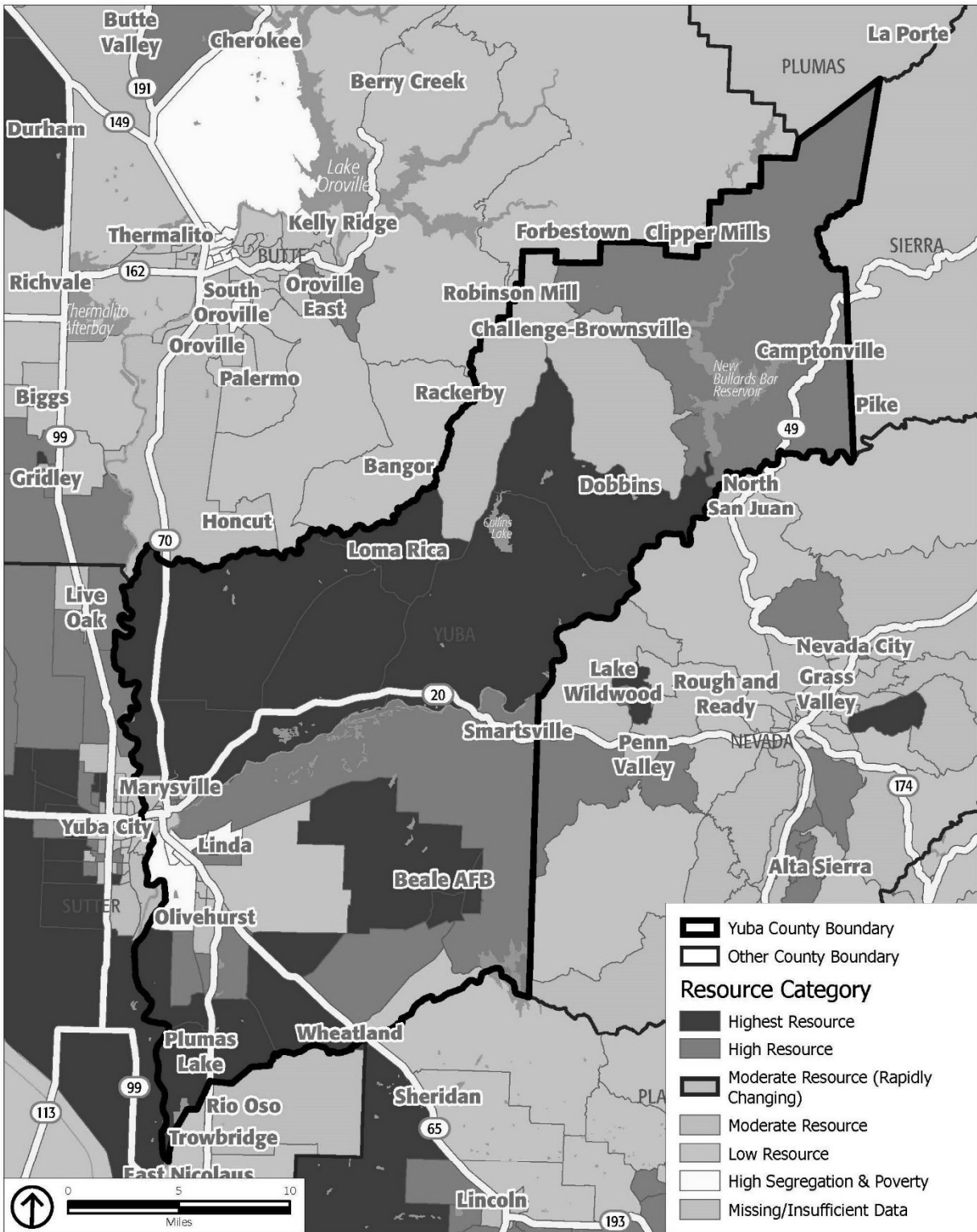


- Limited supply of affordable rental housing,
- Limited public infrastructure in rural communities, including sidewalks and bike lanes,
- Housing conditions and the cost of repairs where needed, and
- Availability of public transit and services for all residents.

The lack of safe, affordable housing and limited access to services are the primary source of fair housing issues in Yuba County. Therefore, the County has prioritized addressing these contributing factors as a means of combating patterns of segregation and discrepancy in access to opportunity and public facilities. The County has included actions to address these factors, and all issues identified in this assessment, throughout the Housing Element programs and policies. In addition to including actions in all programs, Program H-6.2.1 has been included to affirmatively further fair housing, per AB 686, and take meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity for all groups protected by state and federal law. Regional coordination efforts outlined in several programs will ensure that Yuba County furthers patterns of integration and development of affordable housing in such a way that it will have a positive impact on residents of the County and region (see Table H-39).



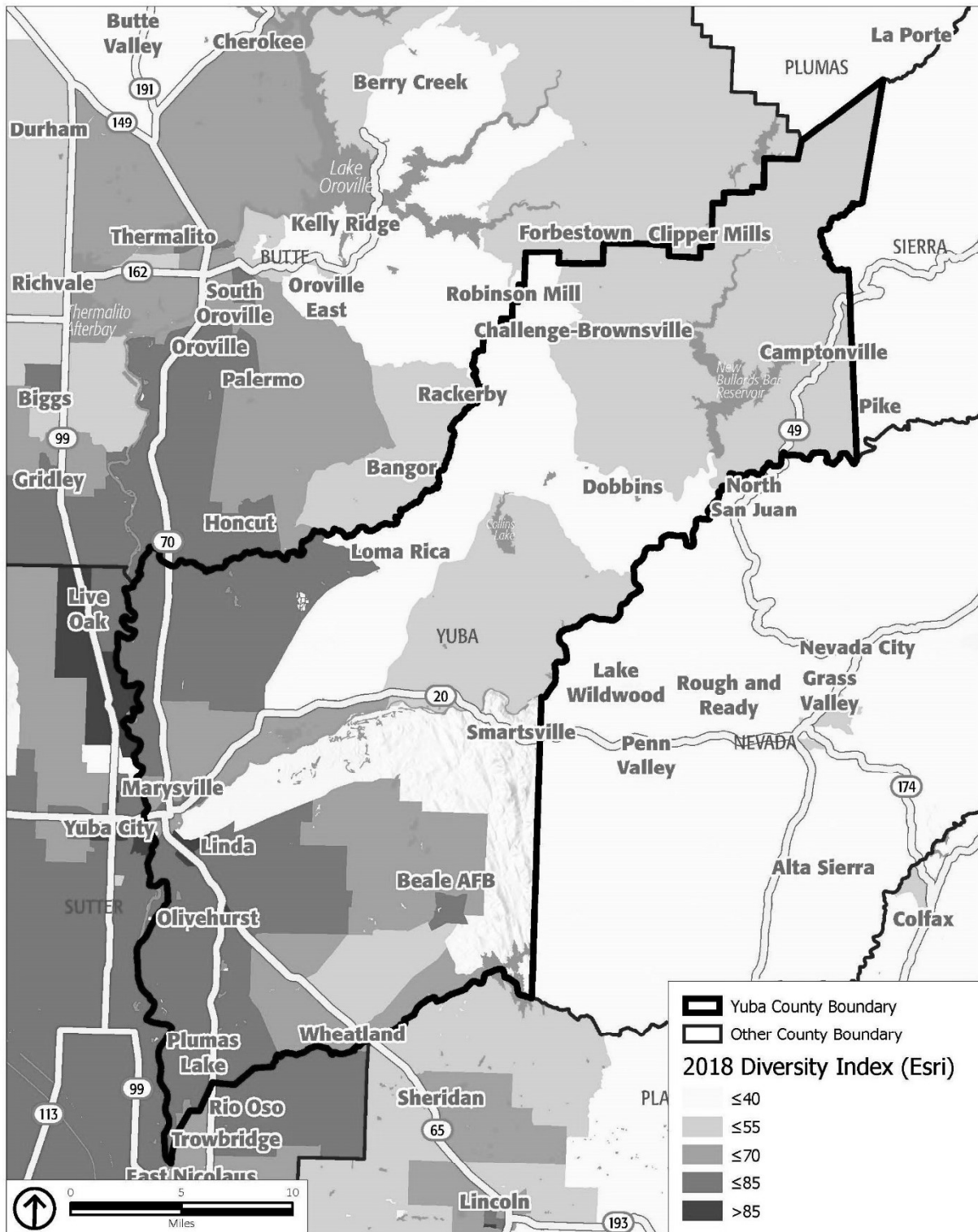
Figure H-1 TCAC/HCD Opportunity Areas



Source: HCD, 2018; Esri, 2018



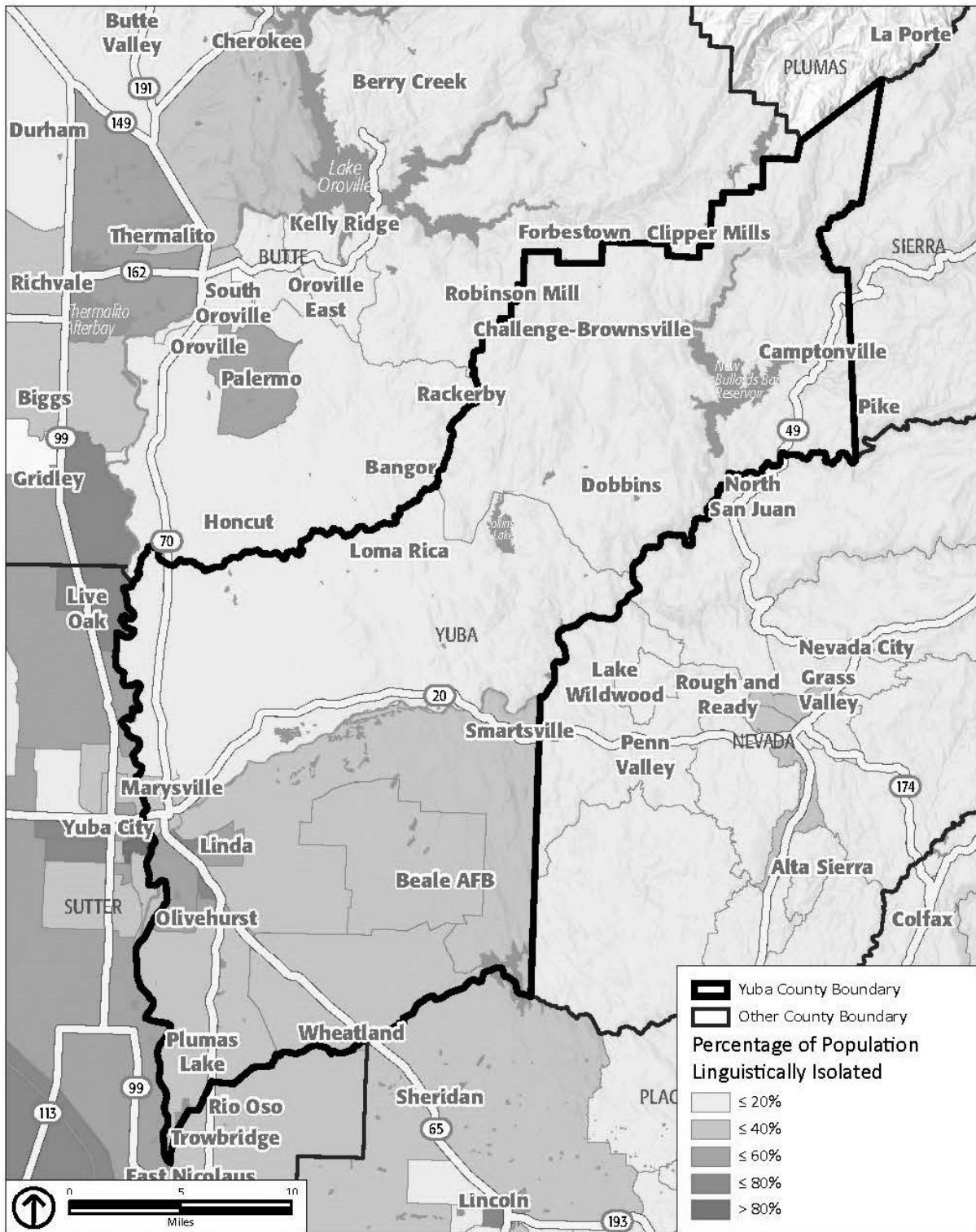
Figure H-2 Diversity Index



Source: Esri, 2018



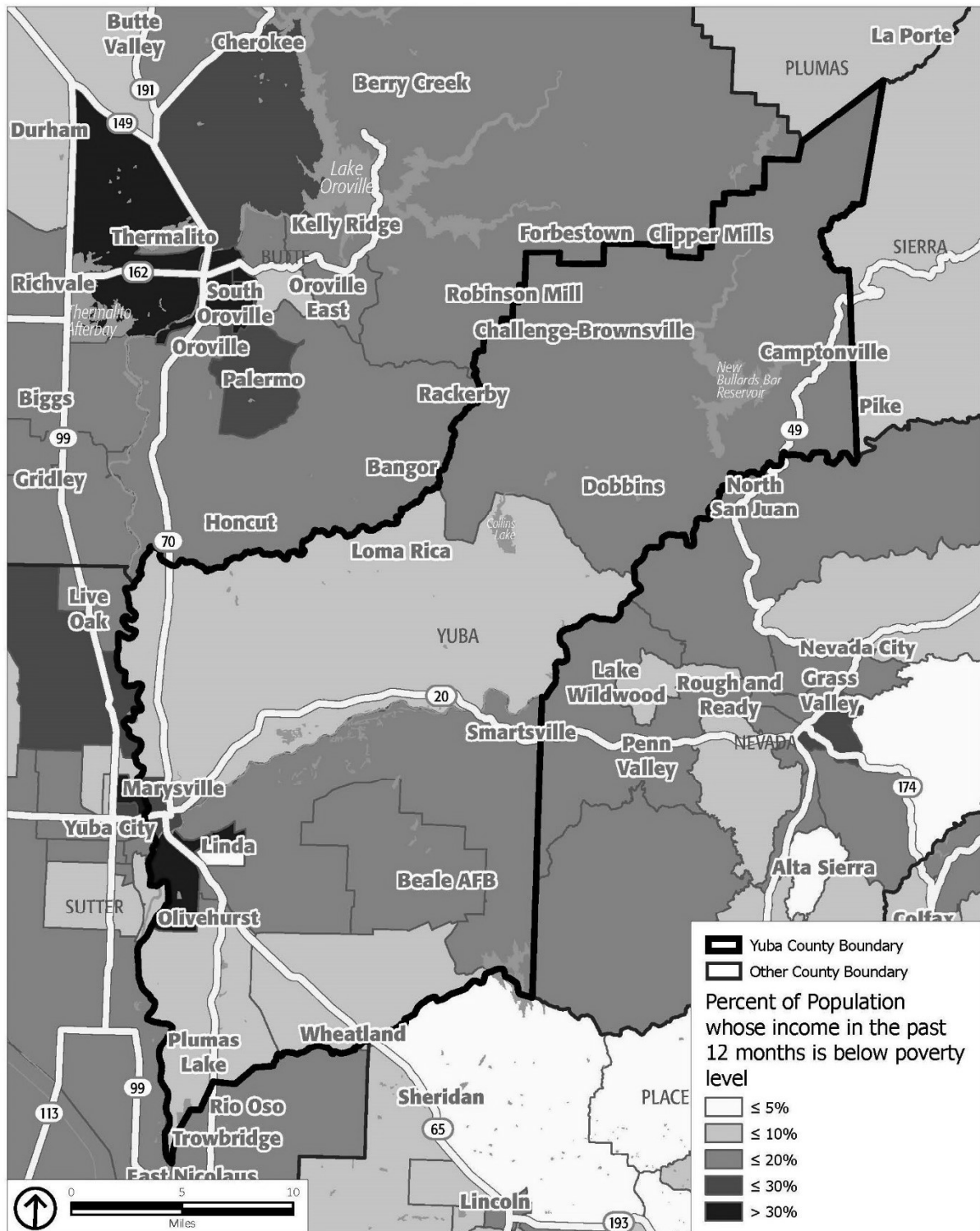
Figure H-3 Linguistic Isolation



Source: CalEnviroScreen 3.0, June 2018.



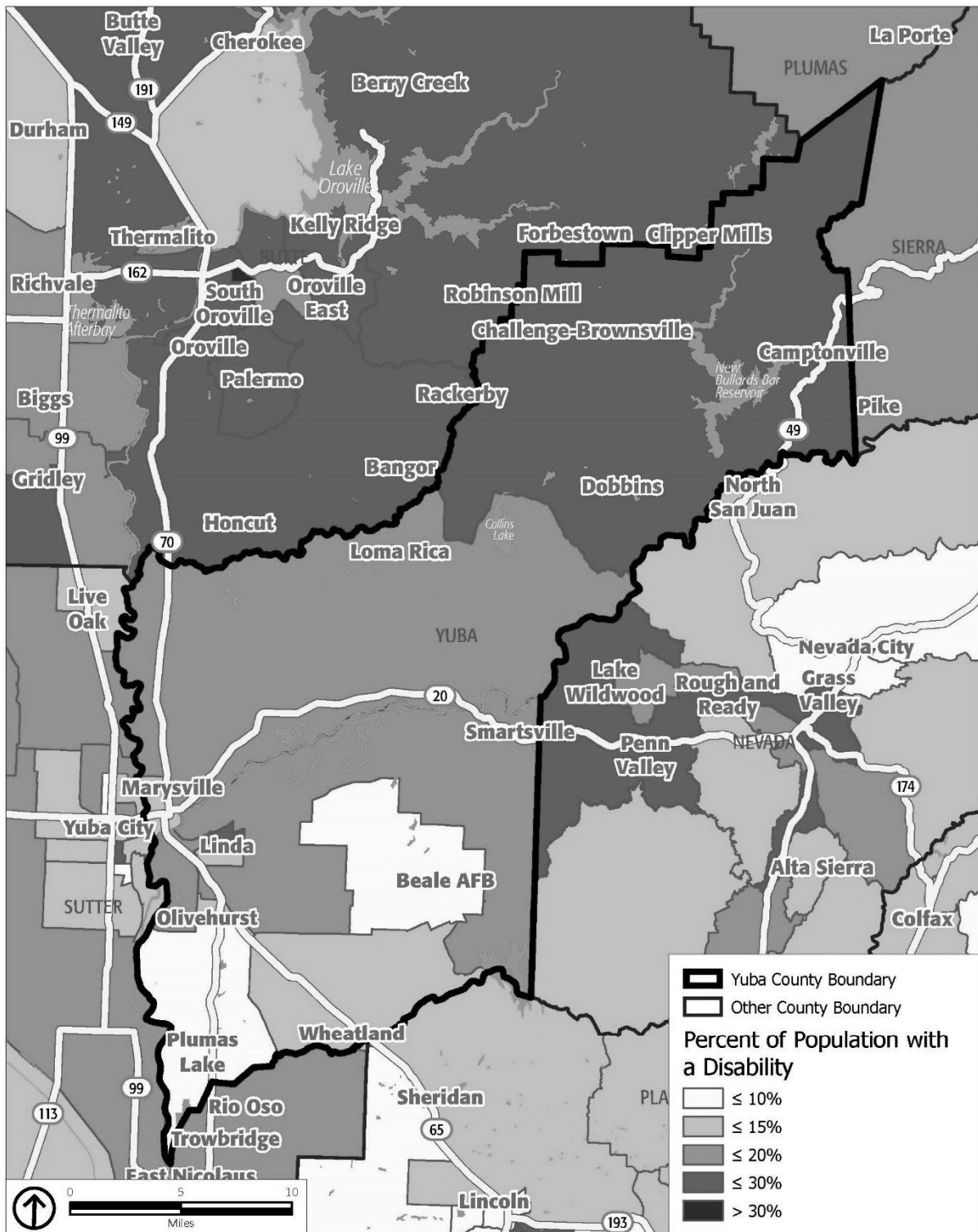
Figure H-4 Poverty Status



Source: ACS 5-year estimate (2015-2019), by tract

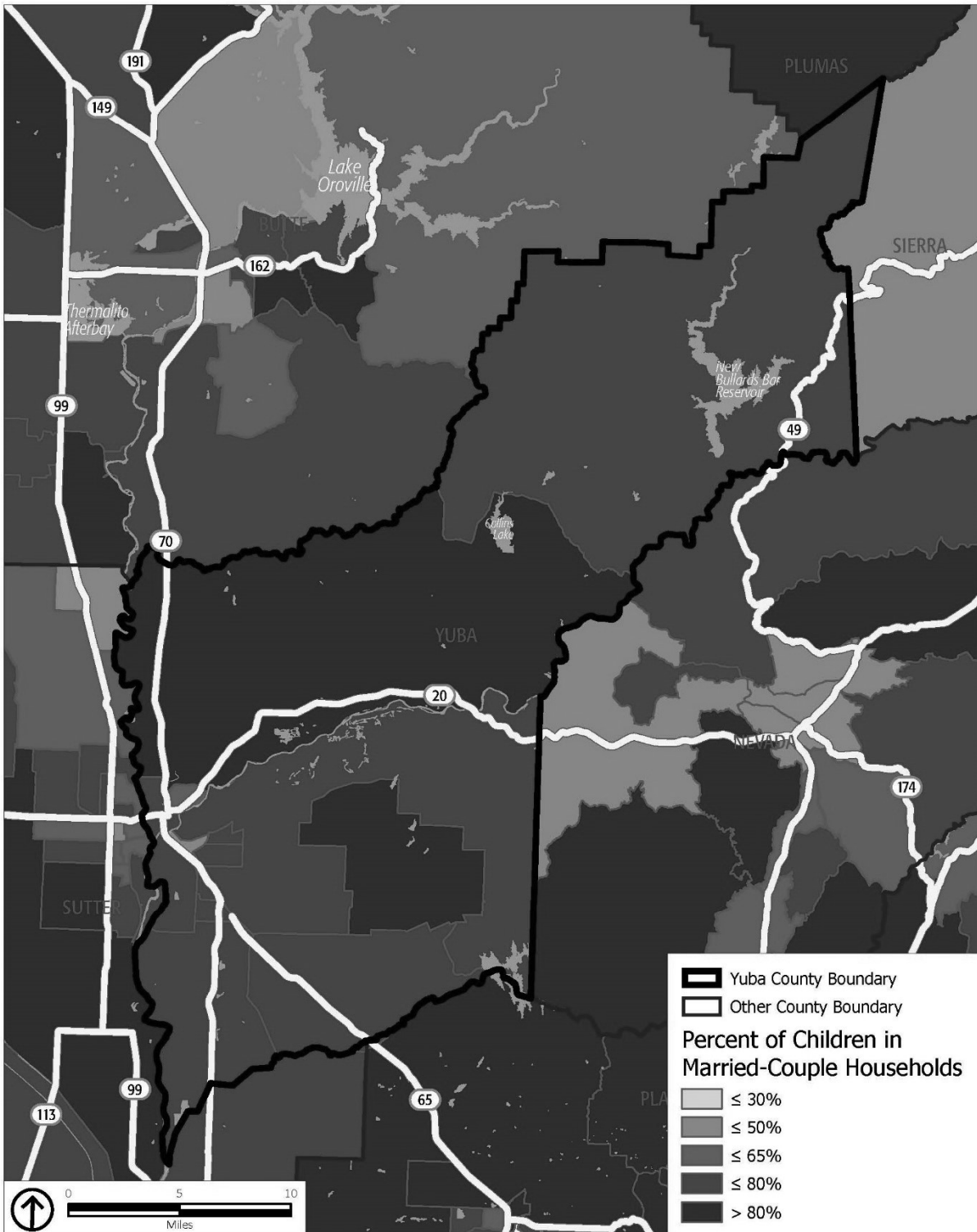


Figure H-5 Population with a Disability



Source: ACS 5-year estimate (2015-2019), by tract

Figure H-6 Familial Status



Source: ACS 5-year estimate (201-2019), by tract



Figure H-7 Access to Schools

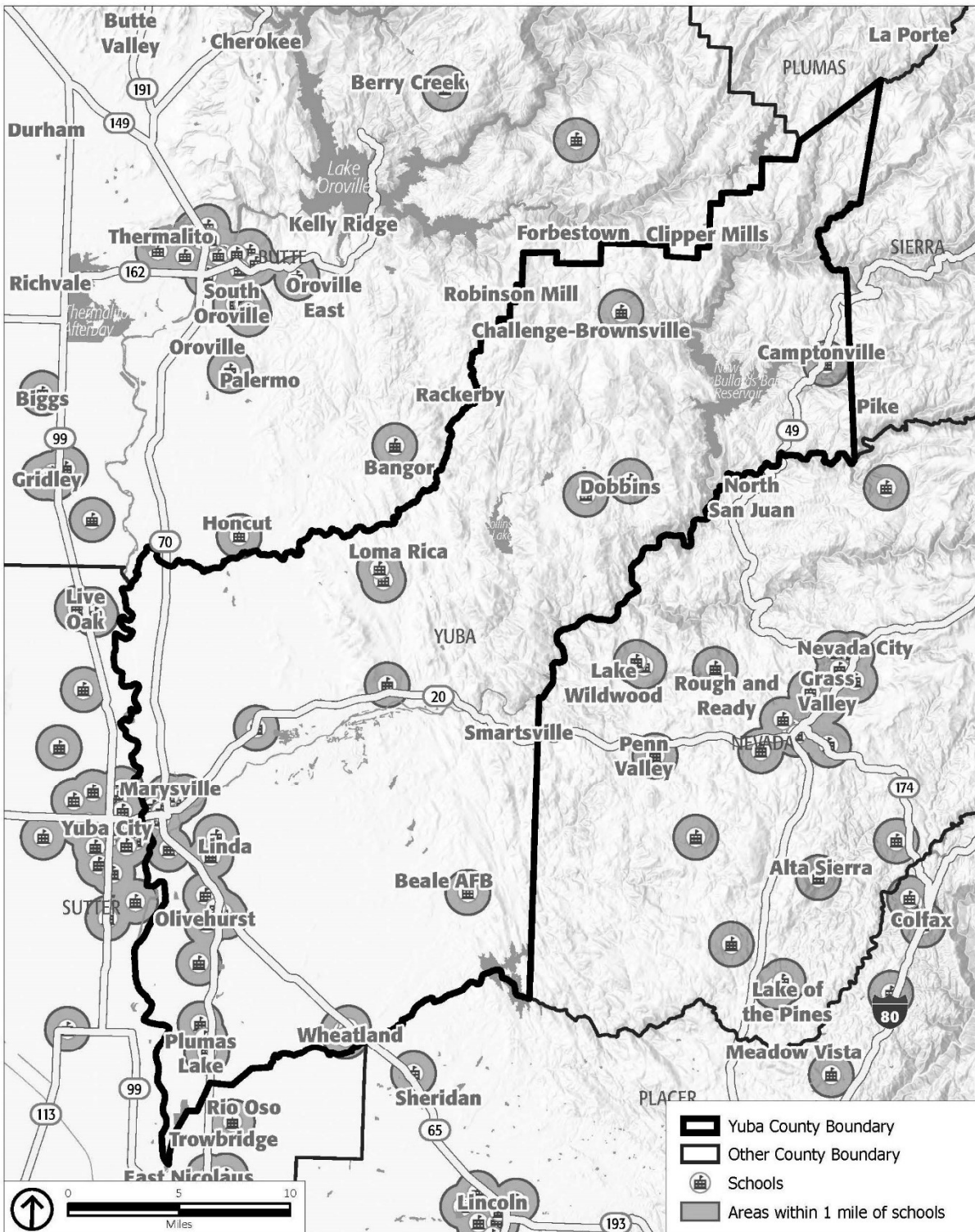
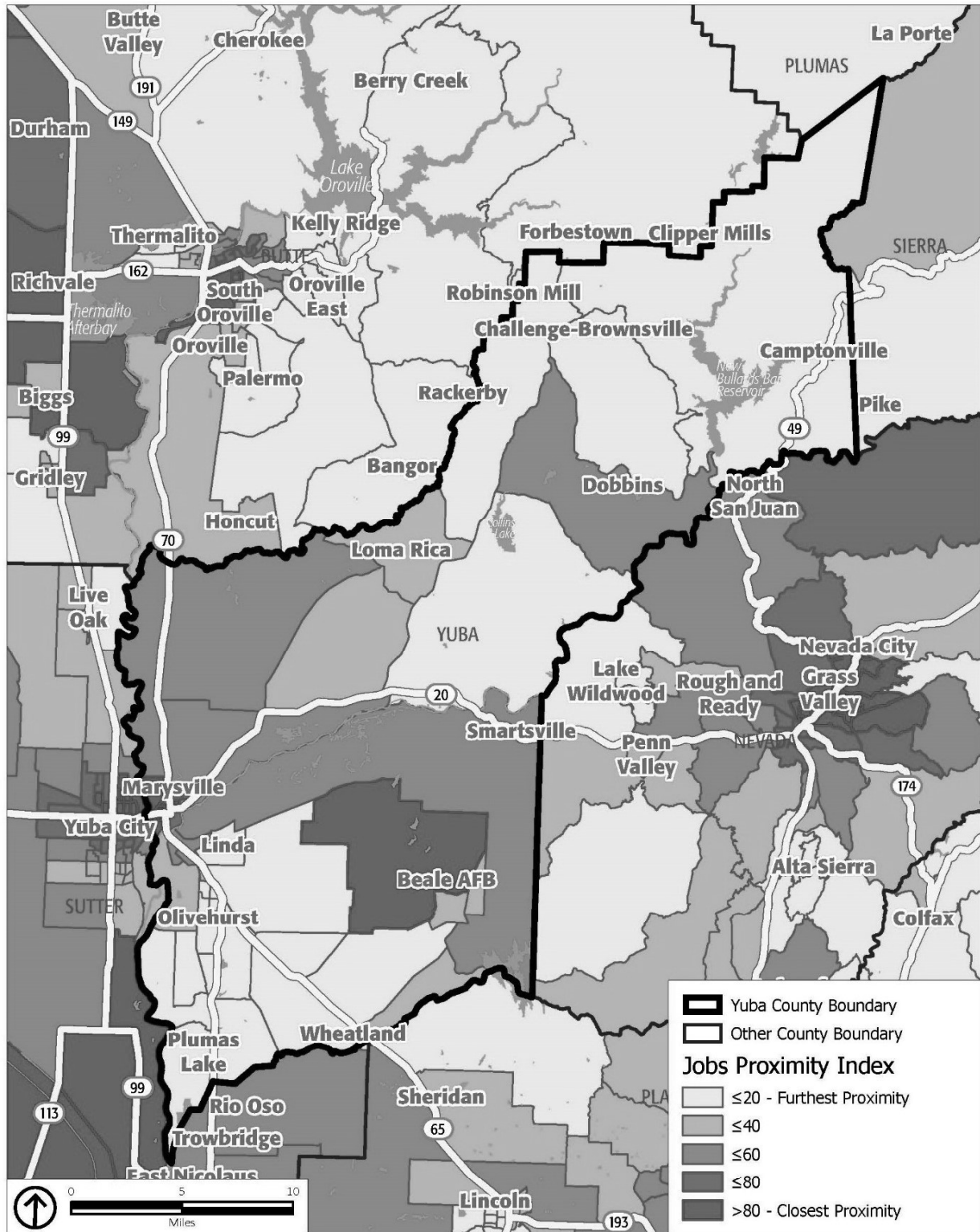




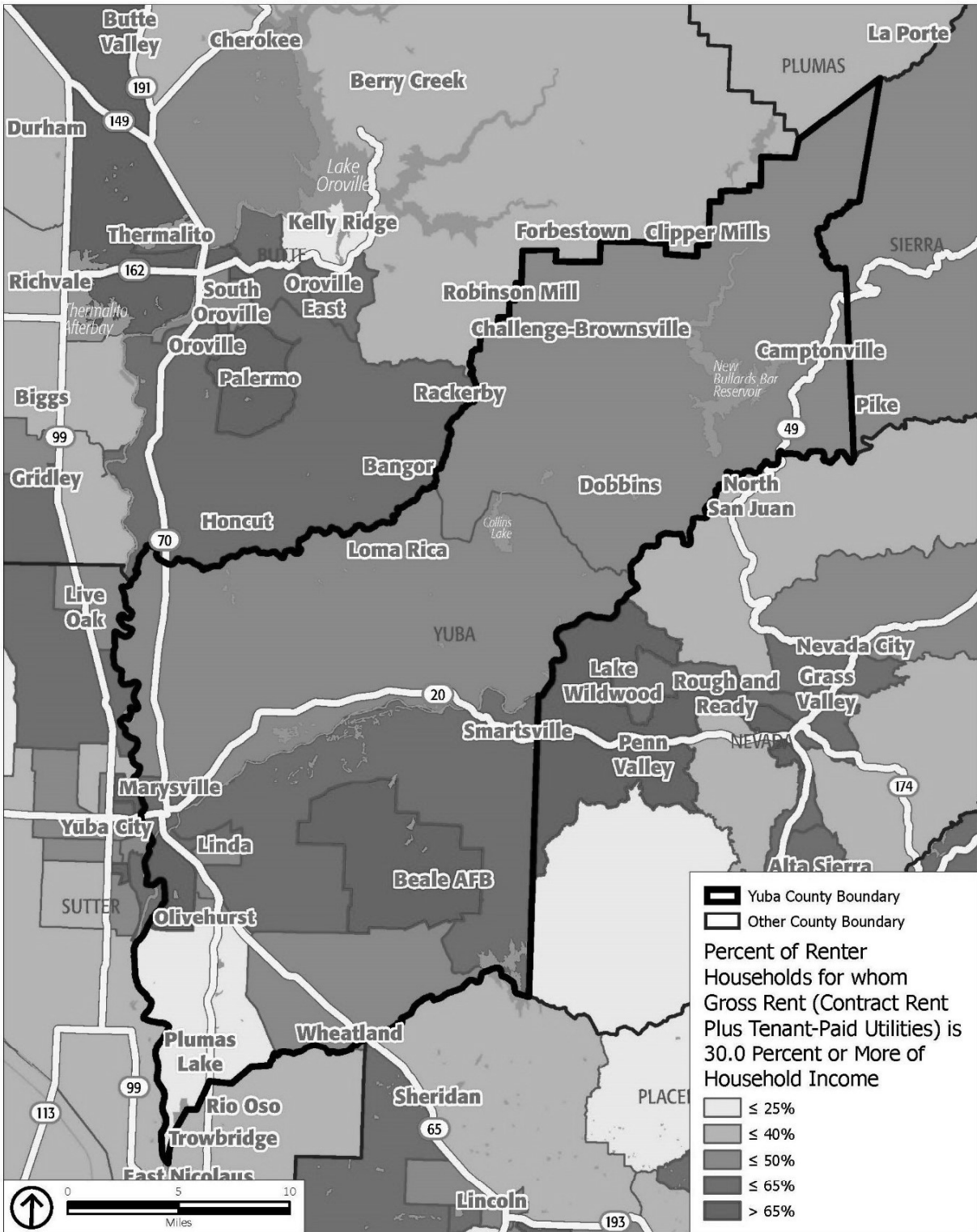
Figure H-8 Jobs Proximity Index



Source: HUD, 2014-2017

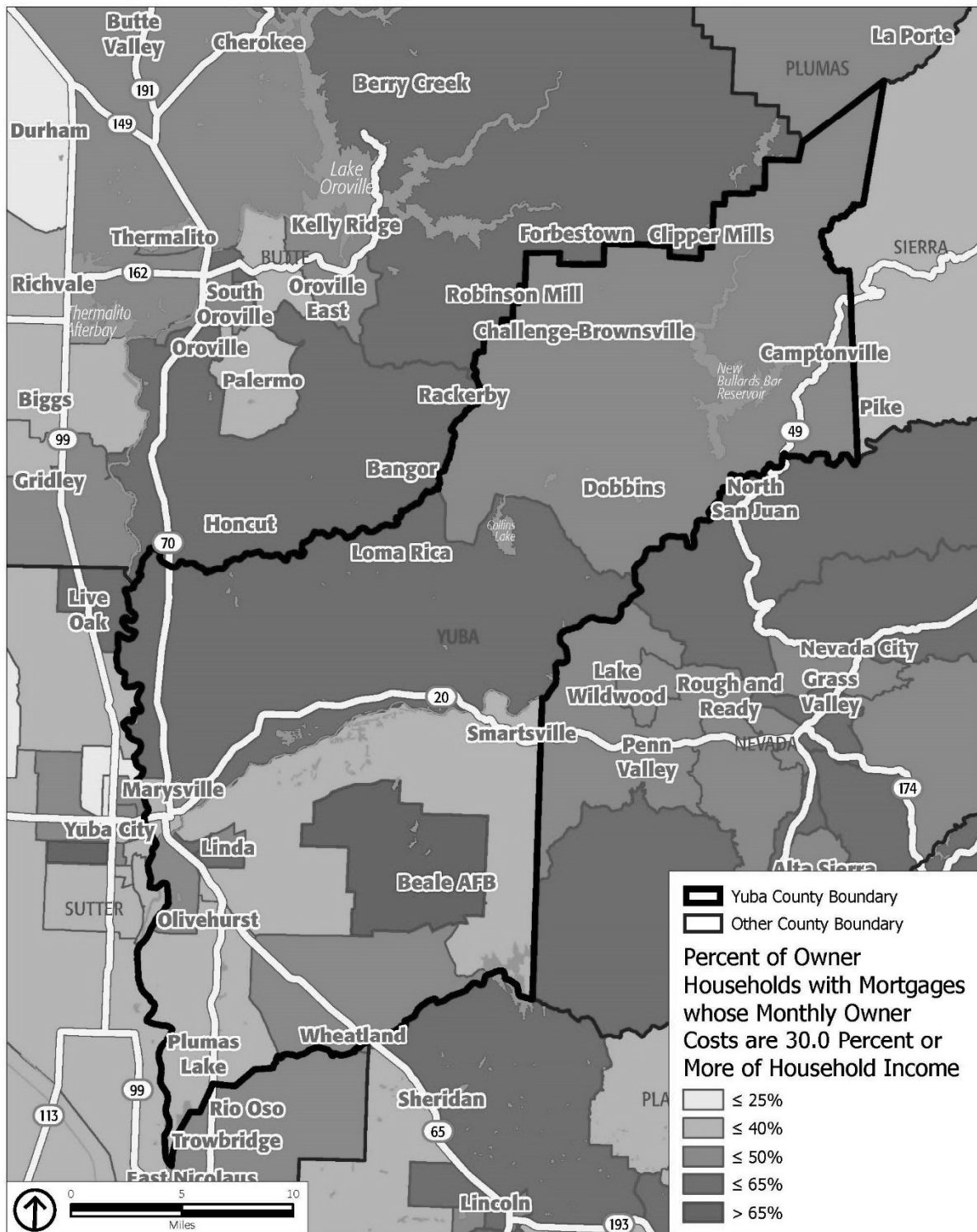


Figure H-9 Overpayment by Renters



Source: ACS 5-year estimate (2015-2019), by block group

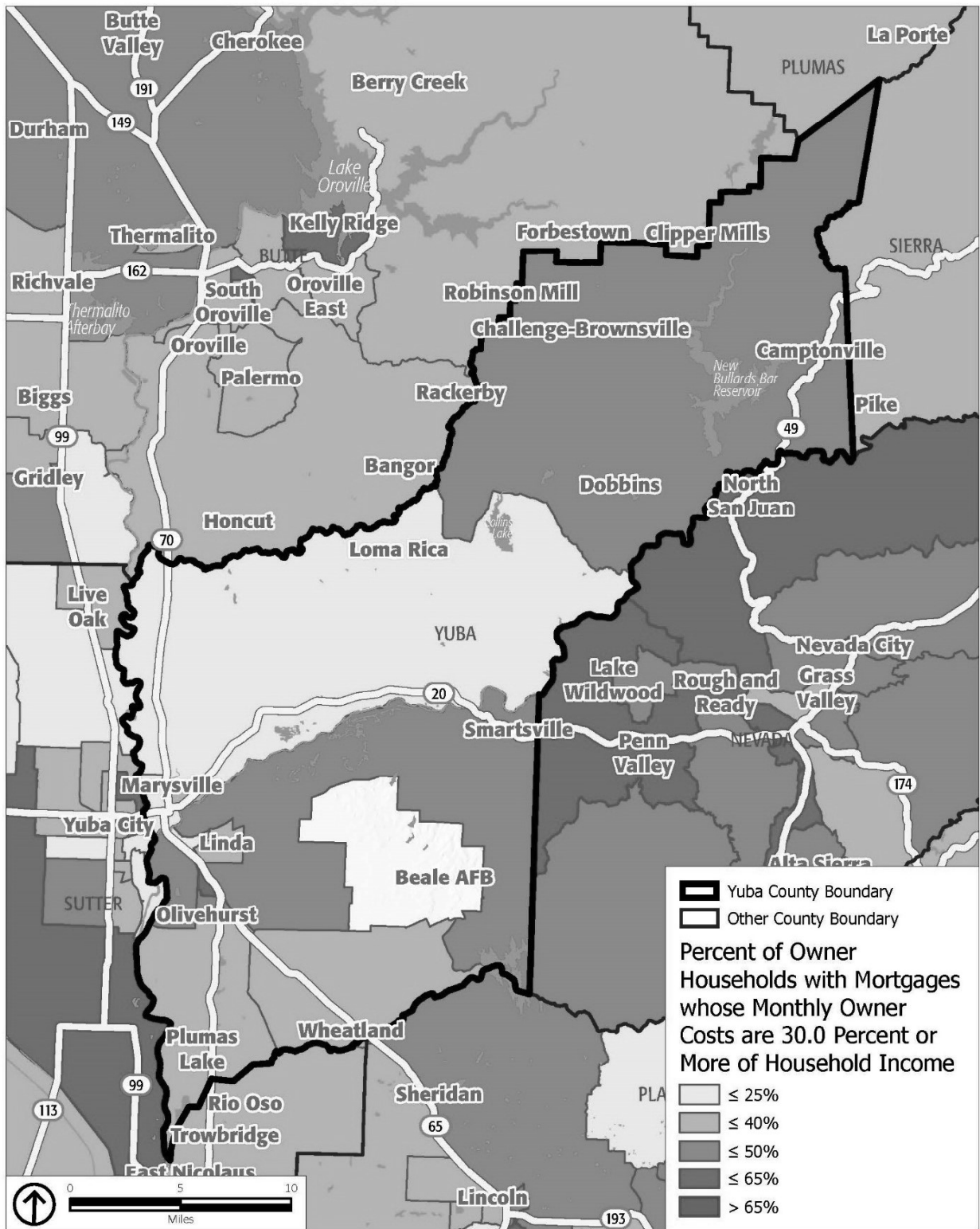
Figure H-10 Overpayment by Homeowners (2014)



Source: ACS 5-year estimate (2010 -2014), by block group



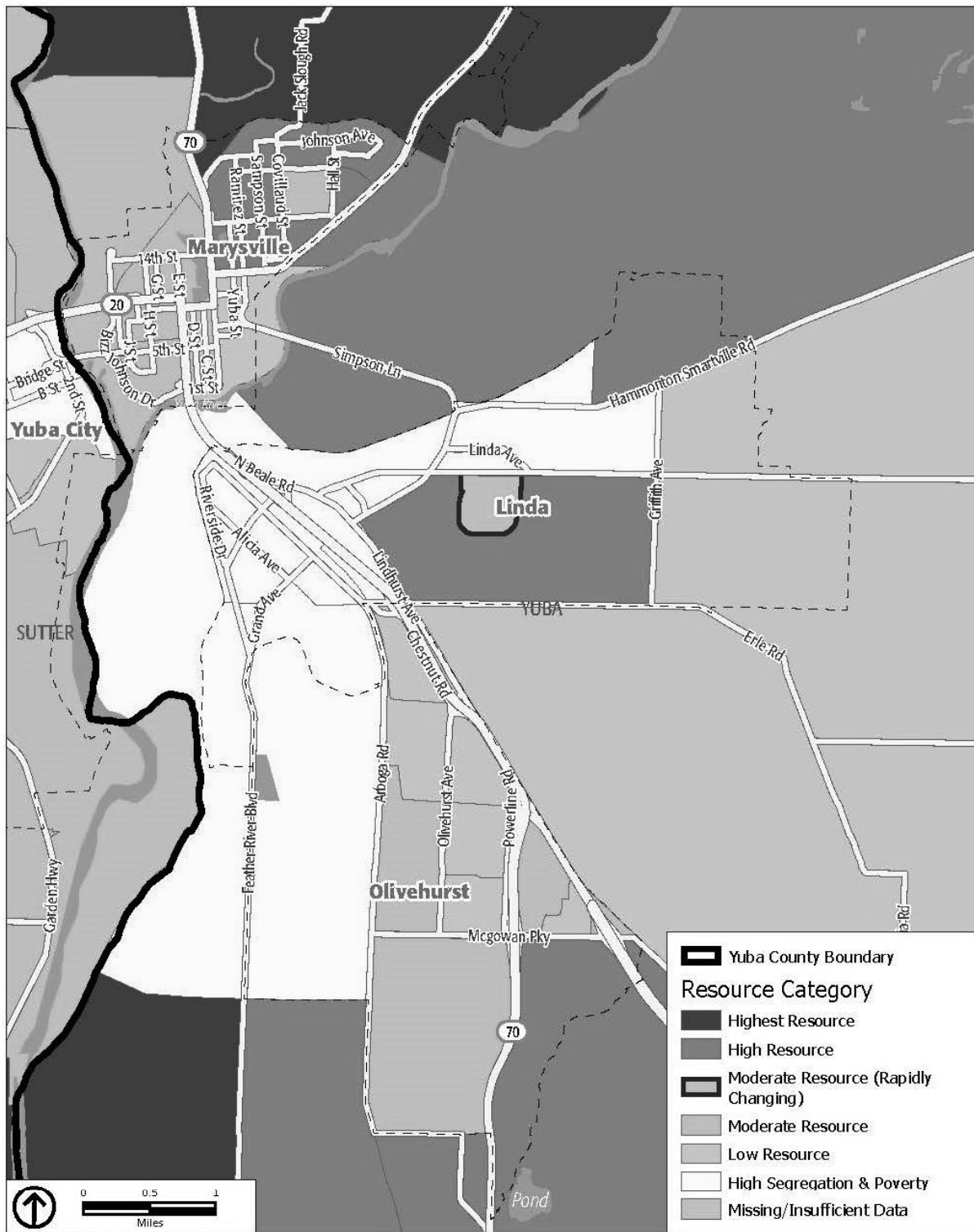
Figure H-11 Overpayment by Homeowners (2019)



Source: ACS 5-year estimate (2015-2019), by block group



Figure H-12 Sites Inventory Level TCAC/HCD Opportunity Areas



Source: HCD, 2018; Esri, 2018



# OPPORTUNITIES FOR ENERGY CONSERVATION

According to the US Department of Energy, residential energy use accounts for about 21 percent of all energy use nationwide.<sup>7</sup> Space heating and cooling account for about 31 percent of residential energy use, followed by water heating (12 percent), and lighting (5 percent).<sup>8</sup> Greater energy efficiency in these three residential components would greatly contribute to an overall reduction in energy use, and therefore, would decrease household energy costs.

Opportunities for residential energy conservation exist at all levels: the individual dwelling unit, the residential project, the neighborhood, the community, and the region. As described in this section, Yuba County has or will adopt strategies, policies, and programs to address opportunities for energy conservation, including residential energy conservation, at all of these levels. Opportunities for residential energy conservation include:

- ✓ Compliance with minimum energy conservation standards for residential construction and operations (heating, cooling, cooking, refrigeration, etc.). California requires cities and counties to enforce minimum energy efficiency standards through state building code standards (Title 24 of the California Code of Regulations) and through energy efficiency standards for household appliances.
- ✓ Retrofitting of existing homes that are energy inefficient through weatherization, rehabilitation, and the replacement of older appliances.
- ✓ Energy-efficient project site planning that takes maximum advantage of natural systems (sun, shade, wind) for lighting, heating, cooling, and generation of electricity.
- ✓ Neighborhood design and layout that encourage alternatives to automobile use through higher density, mixing of uses, greater connections, and street design for all types of mobility.
- ✓ Community and regional growth strategies that emphasize infill development, higher intensity, and mixed-use development along transportation corridors.
- ✓ Neighborhood, community, and regional centers with a mix of employment, housing, retail, and services.
- ✓ The placement of housing for a variety of households and income levels as close as possible to job centers and services.
- ✓ Shade trees and other methods in development to reduce urban heat island effects.
- ✓ Water conservation, water-conserving landscaping, and stormwater management systems that reduce energy use.

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<sup>7</sup> Source: US Department of Energy at [https://www.eia.gov/totalenergy/data/monthly/pdf/sec2\\_3.pdf](https://www.eia.gov/totalenergy/data/monthly/pdf/sec2_3.pdf).

<sup>8</sup> Source: US Department of Energy at <https://www.eia.gov/tools/faqs/faq.php?id=96&t=3>.



## STATE REQUIREMENTS

State law (Government Code § Section 65583[a][7]) requires housing elements to analyze opportunities for residential energy conservation. According to HCD, the energy conservation section of a housing element must inventory and analyze the opportunities to encourage the incorporation of energy-saving features, energy-saving materials, and energy-efficient systems and design into residential development. Housing element policies and programs should address the environmental significance and operational benefits of employing energy conservation in the building and retrofitting of housing.

## ENERGY CONSERVATION STRATEGIES AND POLICIES

The County's strategies and policies related to energy conservation are shaped by several state, regional, and local initiatives and programs. The most important initiatives and programs are Title 24 and the Global Warming Solutions Act, both of which are described below.

### STATE OF CALIFORNIA

Two major state initiatives related to energy conservation are energy efficiency building standards and reductions in greenhouse gas emissions (which will require significant improvements in energy efficiency for residential and other developments). These state requirements are described below.

### STATE ENERGY EFFICIENCY REQUIREMENTS FOR NEW CONSTRUCTION

The California Building Standards Code (specifically Title 24) requires that all new residential development comply with several energy conservation standards. The standards require ceiling, wall, and concrete slab insulation, vapor barriers, weather-stripping on doors and windows, closeable doors on fireplaces, no continuous burning gas pilot lights, insulated heating and cooling ducts, water heater insulation blankets, swimming pool covers and timers, certified energy-efficient appliances, etc. All new construction in Yuba County must comply with Title 24. Updates to the standards are issued every three years. The most recent update took effect January 1, 2020.



## GREENHOUSE GAS EMISSIONS REDUCTION

California has a history of enacting legislation aimed at reducing the state's GHG emissions and ensuring resiliency in the face of a changing climate. California's first legislation that addressed climate change was in 1988, when Assembly Bill 4420 directed the state to prepare a GHG inventory and study the impacts of climate change. Since then, California's governors issued several executive orders, and California's legislature adopted several laws to assess climate change, analyze GHG emissions and their effects, reduce emissions, and identify and prepare for the impacts of climate change.

The state's integrated approach to reduce statewide GHG emissions recognizes that several major areas of the state's economy will need to reduce emissions to meet the 2030 greenhouse gas emissions target. The pillars of the state's approach include: 1) reducing today's petroleum use in cars and trucks by up to 50 percent, 2) increasing from one-third to half of electricity derived from renewable sources, 3) doubling the energy efficiency savings achieved at existing buildings and making heating fuels cleaner, 4) reducing the release of methane, black carbon, and other short-lived climate pollutants, 5) managing farm and rangelands, forests, and wetlands so they can store carbon, and 6) periodically updating the state's climate adaptation strategy, "Safeguarding California." Key climate change legislation and actions are summarized below.

- ✓ Executive Order S-3-05, signed by former governor Arnold Schwarzenegger in 2005, established reduction goals for the state that include reducing GHG emissions to 1990 levels by 2020, and to 80 percent by 2050. In 2006, Governor Schwarzenegger signed Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006. AB 32 codified the 2020 reduction goal, requiring California to reduce statewide GHG emissions to 1990 levels by 2020.
- ✓ Executive Order B-30-15, signed by former governor Jerry Brown in 2015, extended the goals of AB 32 and set a 2030 goal of reducing emissions 40 percent from 1990 levels. In 2016, the legislature passed SB 32, which codified an emission reduction target of 40 percent below 1990 levels by 2030.
- ✓ Pursuant to AB 32, the California Air Resources Board (CARB) is responsible for developing the Climate Change Scoping Plan (Scoping Plan). The Scoping Plan describes strategies California will implement to reduce the state's emissions in order to achieve the emission reduction targets required by statute. CARB approved the first Scoping Plan in 2008, adopted the first update in 2014, and a second update in 2017. In its Scoping Plan, CARB acknowledges that local governments must play an essential role in achieving California's long-term GHG reduction goals because cities and counties have broad authority over many factors that will affect GHG emissions within the transportation, housing, industrial, forestry, water, agriculture, electricity, and natural gas emission sectors. GHG reduction strategies are an effective way for local governments to support the state in its GHG reduction efforts. The Scoping Plan also includes CARB-recommended GHG reductions for each emissions sector of the state's GHG inventory. CARB encourages local governments to adopt reduction targets for municipal operations emissions and community-wide emissions that parallel the State's climate protection efforts. In the 2017 Scoping Plan, CARB provides guidance for cities and counties to achieve a "no net increase" in GHG emissions, resulting in no contribution to GHG impacts, as an appropriate overall objective for new development. The Scoping Plan also provides guidance on thresholds for lead agencies preparing



GHG reduction strategies, while recognizing that nonzero GHG significance thresholds may be necessary.

- ✓ Senate Bill 375 builds from AB 32 and aims to reduce GHG emissions by linking transportation funding to land use planning. It requires metropolitan planning organizations to create a sustainable communities strategy (SCS) for reducing urban sprawl in their regional transportation plans. Each SCS demonstrates strategies the region will use to achieve the GHG emissions reduction target set by CARB for 2020 and 2035. The 2020 Metropolitan Transportation Plan / Sustainable Communities Strategy (MTP/SCS) was adopted by SACOG on November 18, 2019. This MTP/SCS provides the regional plan for transportation investments integrated with projected land use, as well as funding constraints the region can reasonably expect to see through 2040.

## YUBA COUNTY GENERAL PLAN

The strategies and policies for energy conservation described above can be implemented through a number of agencies and various regulatory, voluntary, and financial assistance programs. This section briefly describes some of the potential ways to achieve energy savings through the regulations and programs of various County departments. The Yuba County General Plan includes policies and programs that address this issue:

- ✓ Encouraging infill development in existing communities in close proximity to other uses and existing infrastructure.
- ✓ Clustering development around existing communities and services, schools, retail, commercial, and employment uses to reduce the need for automobile travel.
- ✓ Reducing the number of miles county residents must travel by adopting a Trip Reduction Ordinance and requiring new development to comply.
- ✓ Encouraging the development of new employment centers in the County, including communities closer to the foothills to reduce commuting distances and times for residents.
- ✓ Encouraging the development of bike paths and trail systems to reduce automobile dependence.
- ✓ Creating more alternative transit options as population increases.
- ✓ Using new technologies in new developments and promoting telecommuting and alternative fuel vehicles to increase fuel efficiency.
- ✓ Encouraging the use of land use, transportation, and energy planning practices that reduce air quality impacts.



## PROGRAMS AND IMPLEMENTATION MEASURES

This section briefly describes some of the potential ways to achieve energy savings through the programs of local utility providers.

### PACIFIC GAS AND ELECTRIC

The Pacific Gas and Electric Company (PG&E) provides technical and financial assistance for design, construction, and remodeling of housing. For new construction, PG&E offers design and technical assistance for incorporating efficiency features. Incentives may be available for upgrading air conditioning, lighting, and appliances to more efficient systems. PG&E has programs to incorporate advanced systems such as photovoltaic roof panels and ground source heat pumps into new projects. Design assistance is available for retrofit projects.

Other ways that PG&E works with its residential customers and local jurisdictions to promote energy conservation include:

- ✓ Online home energy analysis that allows customers to identify energy waste.
- ✓ Consumer information containing a variety of tips for saving energy during winter heating and summer cooling periods.
- ✓ The SmartAC program that helps prevent power interruptions by reducing the energy your air conditioner uses automatically in case of a state or local supply emergency.
- ✓ The ClimateSmart program that allows residential customers the opportunity to assist in funding new GHG emissions reduction projects in California in order to reduce personal impacts on climate change.
- ✓ Consumer information on how to keep pools clean, warm, and energy efficient.
- ✓ The Cool Roof program in which PG&E provides rebates to residential customers who replace their roofs with approved materials that reflect the sun's energy.
- ✓ Rebates to buy down the cost of electrical appliances and products to encourage energy efficiency.



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# FUTURE HOUSING NEEDS

## REGIONAL HOUSING NEEDS ALLOCATION

Yuba County’s share of the region’s housing need is determined by SACOG through the Regional Housing Needs Plan, adopted March 19, 2020. The plan contains the Regional Housing Needs Allocation (RHNA), which specifies the share of the regional housing need allocated to each city and county by income level.

The RHNA is divided into four income groups established by HCD. Pursuant to state housing element law, a jurisdiction must demonstrate in its housing element that it has adequate residential sites at appropriate densities and development standards to accommodate its RHNA. In January 2007, AB 2634 took effect, which requires housing elements to include an analysis of extremely low-income needs and address those needs in proposed programs. According to Government Code Section 65583(a)(1), Yuba County may “presume that 50 percent of the very low-income households qualify as extremely low-income households.” For this reason, the number of very low-income units provided in the RHNA number has been split equally between these two income categories.

As shown in Table H-40, the County’s RHNA allocation for 2021 through 2029 is 2,887 housing units, and is distributed as follows:

- ✓ Very Low Income (<50 percent AMI): 621
- ✓ Low Income (51 to 80 percent AMI): 374
- ✓ Moderate Income (81 to 120 percent AMI): 561
- ✓ Above Moderate Income (>120 percent AMI): 1,331

**TABLE H-40. RHNA ALLOCATION**

Income Category	RHNA
Very Low (50% AMI or less)	621
Low (51–80% AMI)	374
Moderate (81%–120% AMI)	561
Above Moderate (>120% AMI)	1,331
<b>Total</b>	<b>2,887</b>

Source: SACOG 2021-2029 Regional Housing Needs Plan (SACOG Housing Element Data Profile 2020).



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# RESOURCES AND CONSTRAINTS

## RESOURCES

### LAND RESOURCES

This chapter addresses the resources available for the development, improvement, and preservation of housing in Yuba County. As part of the 5th cycle Housing Element update, an analysis of the residential development potential in the County was completed in 2013. County staff performed a parcel-specific vacant and underutilized sites analysis within the unincorporated county. This analysis was updated to remove sites that have been developed since the last Housing Element.

The General Plan update was completed in 2011, and additional land was designated that would accommodate the County's remaining lower-income RHNA. The Development Code update was subsequently completed in 2015. This update increased the zoning density in multiple residential districts, ensuring sufficient vacant land was available to accommodate future housing demand.

## REGIONAL HOUSING NEEDS ALLOCATION

California law requires the California Department of Housing and Community Development (HCD) to project statewide housing needs and allocate the need to each region in the state. After consulting with the Sacramento Area Council of Governments (SACOG), HCD provides the regional need to SACOG, which distributes the Regional Housing Needs Allocation (RHNA) to the counties and cities in the SACOG region. SACOG allocates housing production goals for Yuba County and other member counties and cities based on their share of the region's population and employment growth. The projected housing needs in the RHNA are categorized by income standards of very low-, low-, moderate-, and above moderate-income households established by the US Department of Housing and Urban Development (HUD) (California Health and Safety Code Section 50079.5). The following sections describe the RHNA for the current 2021–2029 (sixth) RHNA cycle.

### 2021–2029 REGIONAL HOUSING NEEDS ALLOCATION

The unincorporated area of Yuba County is primarily rural in nature with several small communities scattered throughout the County, two large communities (Linda and Olivehurst) near Marysville, and a newer community, Plumas Lake, south of Olivehurst. The other inhabited areas of the County are smaller and outside the Valley Growth Boundary. SACOG has allocated 2,887 new housing units to the unincorporated county area, which the County must accommodate through suitable sites in its Housing Element.

To determine whether the County has sufficient land to accommodate its share of regional housing needs for all income groups, the County must identify "adequate sites." Under state law (California Gov't Code Section 65583[c][1]), adequate sites are those with appropriate zoning and development standards,



services, and facilities needed to facilitate and encourage the development of a variety of housing for all income levels.

New units constructed between May 15, 2021 and May 15, 2029 will help fulfill the 6<sup>th</sup> Cycle RHNA. The County’s RHNA for the 2021–2029 projection period (2,887 units) is shown in Table H-41. Based on the land inventory capacity, the County has sufficient sites to address its 6th-cycle RHNA.

**TABLE H-41. ADDRESSING THE 6TH-CYCLE RHNA**

Income Category	RHNA	6th-Round Sites Unit Capacity	Surplus
Extremely Low	310	1,934	939
Very Low	311		
Low	374		
Moderate	561	787	226
Above Moderate	1,331	1,868	537
<b>Total</b>	<b>2,887</b>	<b>4,588</b>	<b>1,701</b>

Source: Yuba County and PlaceWorks, April 2021.

The majority of the County remains undeveloped or underdeveloped, with considerable acreage available for development. The results of the County’s vacant land inventory, updated in March 2021, are in Appendix A. The County has not been able to conduct an analysis of sites with re-use or redevelopment potential, so the focus of this section of the Housing Element is on the County’s ability to accommodate its share of regional housing needs with vacant land. The list was updated for use in this housing element cycle by removing parcels that were developed between 2014 and 2020, removing sites ineligible for the land inventory per State law, and adding any new parcels available in 2021.

Based on the analysis of developable sites, the County concluded that it could accommodate up to 4,588 additional housing units on vacant residential properties, assuming development at 80 percent of the maximum allowable density on those lots. Mixed-use zoning districts allow for 100 percent affordable projects. Three separate developers have expressed interest in this type of project to the County in the past year to develop entirely residential projects on vacant sites zoned for mixed-use. For sites with mixed-use zoning, 50 percent of each site was analyzed at 80 percent of maximum density allowed. The same conservative development capacity estimates were used in the 2002-2008, 2008-2013, and 2013-2021 Housing Elements. Most anticipated lower-density growth will occur within the Linda, Olivehurst, and Plumas Lake areas during the planning period. Higher-density multifamily growth is expected in the infill areas of the County where fees are lower, and residents are closer to services. The land use inventory and the County’s estimate of residential development potential are based on the following assumptions:

- ✓ Undeveloped properties will develop at approximately 80 percent of maximum density.
- ✓ Only properties with sufficient infrastructure (water and sewer) available are considered for affordable housing development.
- ✓ Accessory dwelling units, while permissible in residential zones, are not considered in the potential unit estimates for the vacant land inventory because the County has not permitted a



large number of ADUs to date so ADUs have not been included to address the RHNA. However, any ADUs permitted will be counted towards the RHNA during the RHNA projection period.

Table H-42 provides a summary of vacant parcels and the County’s estimate of residential development potential given the assumptions above. Figure H-13 shows the location of vacant properties in Yuba County. The full list of parcels is in Appendix A.

**TABLE H-42. SUMMARY OF RESIDENTIAL DEVELOPMENT POTENTIAL**

Zoning/Specific Plan District	Acres	Maximum Density	Units @ 80% of Maximum	Units @ 80% of Max. and 50% Non-residential/ 50% Residential
<b>Above-Moderate Income</b>				
RM	33.5	17 du/ac	449	N/A
CMX	9	40 du/ac	0	144
NMX	20.9	20 du/ac	0	164
PF	18.8	1 du/ac	14	N/A
RE	16.8	1 du/ac	13	N/A
RS	136	8 du/ac	832	N/A
RH	21.1	12 du/ac	252.5	N/A
<b>Subtotal</b>	<b>235</b>	<b>N/A</b>	<b>1,560</b>	<b>308</b>
<b>RHNA</b>	<b>N/A</b>	<b>N/A</b>	<b>1,331</b>	
<b>Moderate Income</b>				
RM	10.1	17 du/ac	127	5
AE-40	3.3	1 du/ac	8	N/A
CMX	32.8	40 du/ac	0	525
DC	0.6	40 du/ac	0	10
NMX	2.7	20 du/ac	0	16
RE	0.6	1 du/ac	3	N/A
RH	0.8	30 du/ac	18	N/A
RS	13.3	8 du/ac	75	N/A
<b>Subtotal</b>	<b>64.2</b>	<b>N/A</b>	<b>231</b>	<b>556</b>
<b>RHNA</b>	<b>N/A</b>	<b>N/A</b>	<b>561</b>	
<b>Low, Very Low-, and Extremely Low Income</b>				
CMX	57.7	40 du/ac	0	908
NMX	84.8	20 du/ac	0	660
RH	15.4	30 du/ac	366	N/A
<b>Subtotal</b>	<b>152.6</b>	<b>N/A</b>	<b>366</b>	<b>1,568</b>
<b>RHNA</b>	<b>N/A</b>	<b>N/A</b>	<b>995</b>	
<b>Totals</b>				
<b>Total Acres/Units</b>	<b>465.2</b>	<b>N/A</b>	<b>2,157</b>	<b>2,431</b>

**Notes:**

Residential development potential shown in Table H-41 is based on the sum of the parcel-specific development potential in Appendix A, not total acres multiplied by density. The total 6<sup>th</sup>-round sites unit capacity is the sum of the “Units @ 80% of Maximum” and the “Units @ 80% of Max. and 50% Non-residential/50% Residential” columns. Development potential is rounded down to the nearest whole number, so totals may not exactly match the totals in Table H-40.

Source: Yuba County and PlaceWorks, April 2021.



Consideration of sites suitable for development of lower-income housing is based on properties that have suitable land use designations, densities, and conditions to be considered likely to develop with affordable housing. The development potential on each lower-income housing site is determined by relying on the State default density assumption that sites that allow 20 dwelling units per acre or greater are suitable for development of lower income units. All properties listed in Table H-42 as potential sites for lower-income housing have the potential to develop at densities of 20 units per acre or greater, with adequate infrastructure, and within the time frame of the Housing Element. These properties have the regulatory and physical conditions suitable for facilitating affordable housing development and have not been included in the inventories of the past two housing elements. Multiple areas of the County are likely to accommodate higher-density residential development, some of which could be affordable housing, including sites within the Linda and Olivehurst areas. The 2015 Development Code update rezoned land to be mixed-use, and many of those parcels are appropriate for accommodating the lower income RHNA. Parcels that were less than 0.5 acre and 10 acres or larger were excluded from consideration for the lower income RHNA. None of the properties in the vacant land inventory are constrained by environmental conditions or a lack of access to water and sewer service. Dry utilities are available for all of the sites listed in the vacant land inventory. All the properties listed in Appendix A and summarized above can be served by either the Linda Water and Sewer District or the Olivehurst Public Utility District (see the Constraints section, below, for additional detail.) However, some sites may need relatively minor additional work to connect with existing lines and services. Parcels lacking sewer or water service were removed from the list of vacant properties appropriate for affordable housing. In addition, properties listed as County-owned in the vacant land inventory would be subject to a development agreement prior to the site's transfer to a developer. Any development agreement would state that the land is subject to affordability restrictions for 30 to 55 years, ensuring the site is preserved for housing development as indicated in the Housing Element.

As shown in Table H-42, the County currently has an abundance of parcels suitable for housing across all-income categories. The County currently has sufficient sites to meet its RHNA numbers, shown at the County scale in Figure H-13 and zoomed in to depict site details in Figure H-14. All sites shown in the maps are served by Linda County Water District or Olivehurst Public Utility District.

Figure H-13 Yuba County Vacant Land Inventory, County Scale

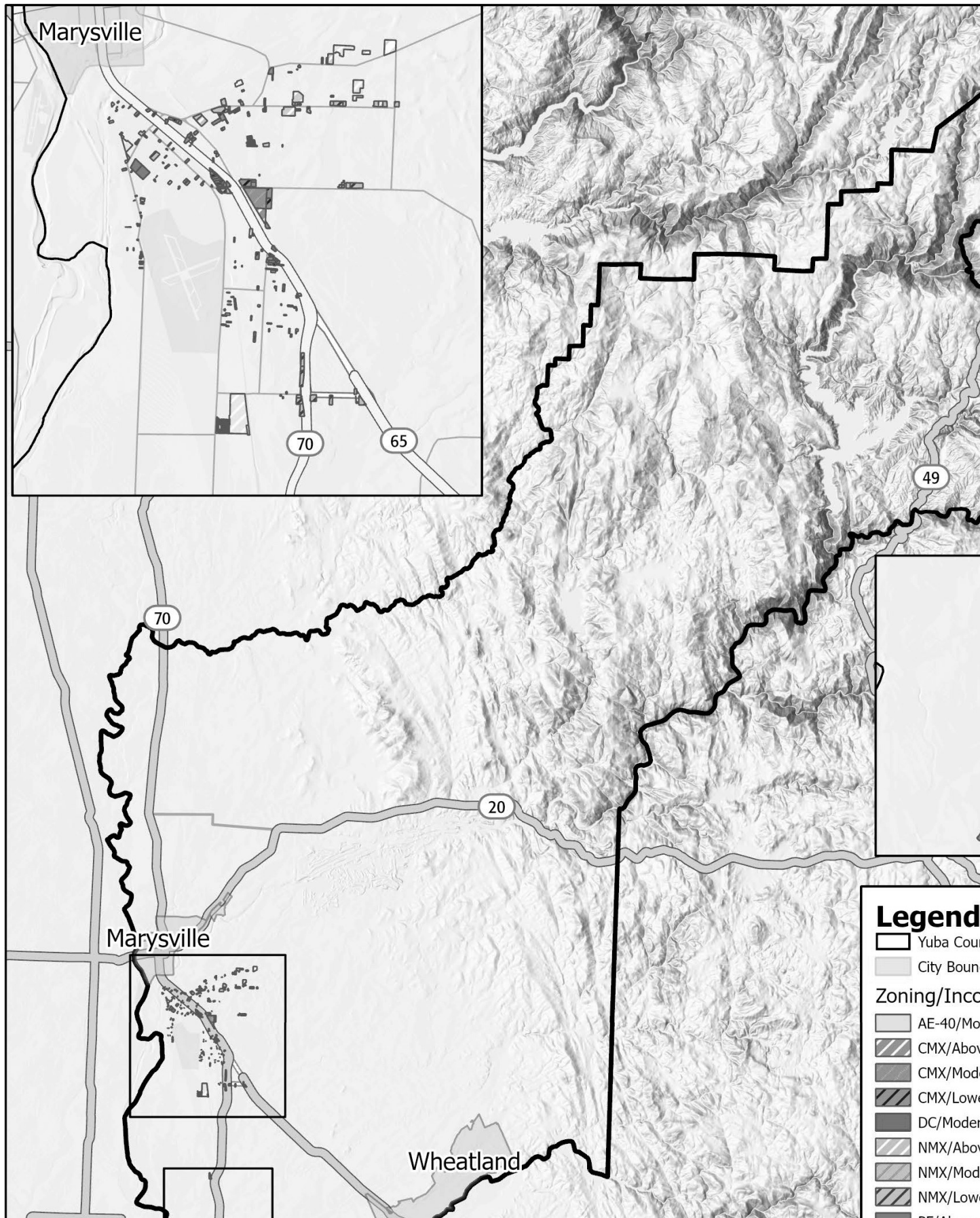
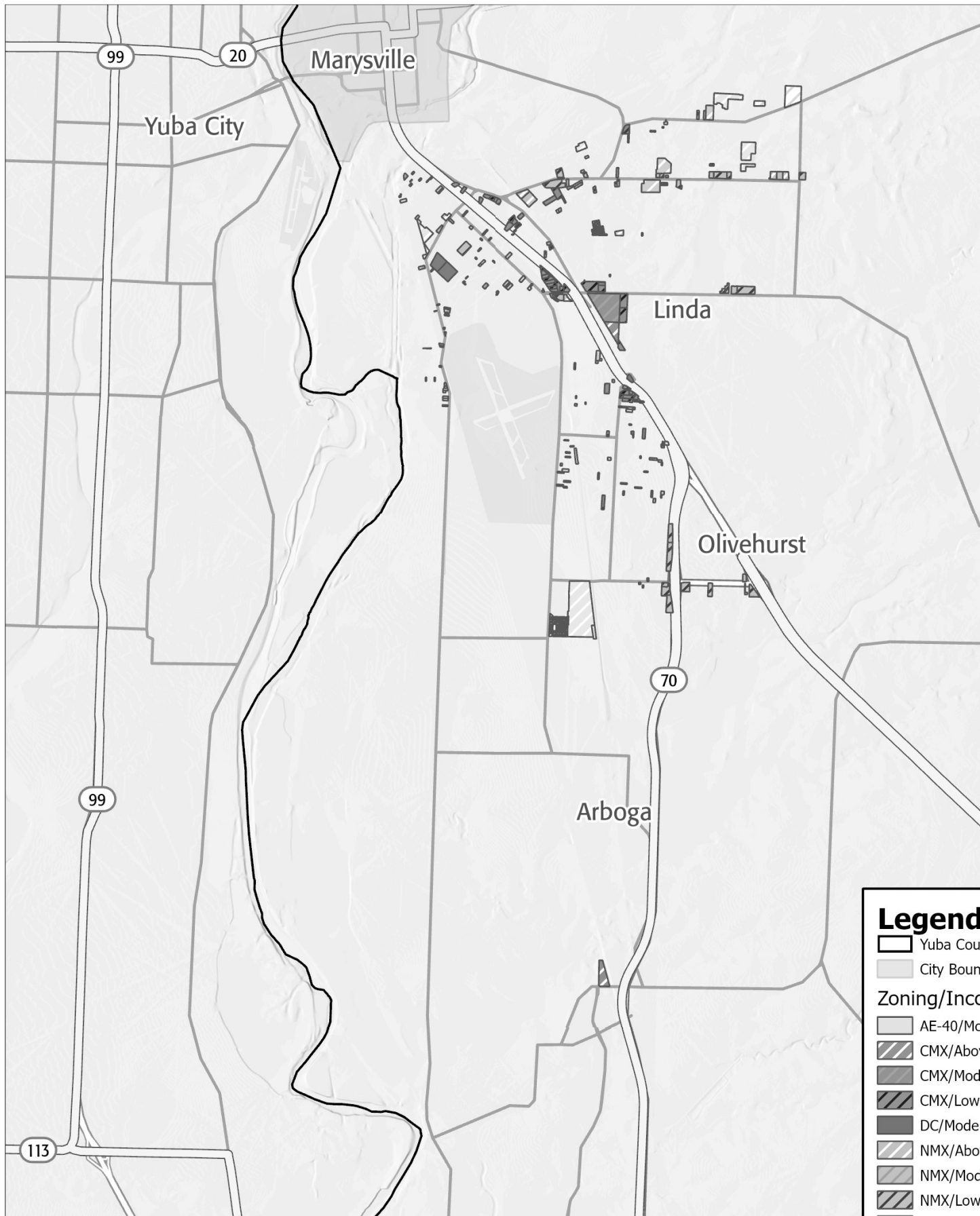


Figure H-14 Yuba County Vacant Land Inventory, Inventory Scale





# FUNDING AND ADMINISTRATIVE RESOURCES

## ADMINISTRATIVE RESOURCES

Described below are public and nonprofit agencies that have been involved or are interested in housing activities in Yuba County. These agencies play important roles in meeting the housing needs of the community. In particular, they are or can be involved in the improvement of the housing stock, expansion of affordable housing opportunities, preservation of existing affordable housing, and/or provision of housing assistance to households in need.

### YUBA COUNTY COMMUNITY DEVELOPMENT AND SERVICES AGENCY

The Community Development and Services Agency is responsible for leading the County’s housing activities, including administration of some county housing assistance programs. The agency has adopted the Olivehurst Redevelopment Plan, which calls for the orderly development of governmental, commercial, and residential uses within the project area.

### HOMEOWNERSHIP ASSISTANCE PROGRAM

The Community Development and Services Agency designed and is implementing the Homeownership Assistance Program, which offers loans for homes up to \$298,000 in value from 0 to 3 percent interest rate for the purchase of a home in Yuba County. The intent of this program is to “bridge the gap” between the funded amount of the first loan and the purchase price of the home. To qualify, the homeowner must meet certain criteria, such as being a first-time homebuyer, have an existing fixed-rate mortgage, must occupy the home as their primary residence, and the household must meet the income requirements shown in Table H-43.

TABLE H-43. MAXIMUM ANNUAL INCOME FOR HOMEOWNERSHIP ASSISTANCE PROGRAM

Household Size	Annual Gross Income
1 person	\$39,150
2 people	\$44,750
3 people	\$50,350
4 people	\$55,900
5 people	\$60,400
6 people	\$64,850
7 people	\$69,350
8 people	\$73,800

Source: County of Yuba, December 2020.



## HOUSING REHABILITATION PROGRAM

The Community Development and Services Agency is currently utilizing Community Development Block Grant (CDBG) funding for the Housing Rehabilitation Program, which offers low-interest loans and grants to homeowners in single-family homes to fund home repairs. Eligible repair projects include roof, foundation, and structural repairs; plumbing and electrical repairs; handicap modifications; and new windows and insulation, among others. Projects not eligible for funding include new construction, application fees, escrow fees, fences, landscaping, detached structure repairs, unnecessary repairs or remodeling, and luxury items. To qualify, the applicant must meet both the property and income criteria. First, the property must be within Yuba County. Second, the household must meet the maximum income thresholds shown in Table H-44.

TABLE H-44. MAXIMUM ANNUAL INCOME FOR HOUSING REHABILITATION PROGRAM

Household Size	Annual Gross Income
1 person	\$39,150
2 people	\$44,750
3 people	\$50,350
4 people	\$55,900
5 people	\$60,400
6 people	\$64,850
7 people	\$69,350
8 people	\$73,800

Source: County of Yuba, December 2020.

## HABITAT FOR HUMANITY YUBA

Habitat for Humanity is a nonprofit, faith-based organization dedicated to building affordable housing and rehabilitating homes for lower-income families. Habitat for Humanity builds and repairs homes with the help of volunteers and partner families. Habitat for Humanity homes are sold to partner families at no profit with affordable, no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for the homes. Government agencies or individuals typically donate land for new homes.

## MERCY HOUSING CALIFORNIA

MHC is a nonprofit developer that develops affordable housing for families, seniors, formerly homeless persons, individuals with HIV/AIDS, and persons with chronic mental illnesses or physical impairments. With the assistance of public and private funding, MHC builds or rehabilitates housing to meet community needs. The types of housing developed include multi-unit rental apartments and single-family homes, single-room occupancy apartments for formerly homeless adults, and handicap-accessible units for individuals with physical impairments. Mercy Housing merged with the former Rural California Housing Corporation, adding the focus of developing homeownership opportunities for low-income households using the self-help development process.



## YUBA COUNTY HOUSING AUTHORITY

The Yuba County Housing Authority administers the federal Housing Choice Voucher (Section 8) rental assistance program for the entire county. Currently, the housing choice voucher wait list is closed, and the Housing Authority does not anticipate opening it any time soon due to the number of families on the list and their attrition rate. However, they are currently leased up at 400 vouchers and close to 100 percent of their Housing Assistance Payment (HAP) program. After meeting with HUD and discussing their payment levels and bedroom allocations, they are making changes to the program that will result in the Housing Authority being able to ensure 100 percent of the HAP payments are spent and a lease rate of at least 90 percent is achieved.

## FINANCIAL RESOURCES

Yuba County has access to a variety of existing and potential funding sources available for affordable housing activities. They include programs from local, state, federal, and private resources and are summarized in Table H-45. Described below that are the two largest housing funding sources the County of Yuba can use for housing production, rehabilitation, or preservation: Community Development Block Grants and Low Income Housing Tax Credit allocations.

TABLE H-45. FINANCIAL RESOURCES FOR HOUSING ACTIVITIES

Program Name	Description	Eligible Activities
<b>Federal Programs</b>		
Community Development Block Grant (CDBG)	Grants available to the County on a competitive basis for a variety of housing and community development activities. County competes for funds through the State's application process	- Acquisition - Rehabilitation - Home Buyer Assistance - Economic Development - Homeless Assistance - Public Services
Housing Choice Voucher Program (Section 8)	Assistance program that provides direct funding for rental subsidies for very low-income families.	- Rental Assistance
Home Investment Partnership Program (HOME)	Grants available to the County on a competitive basis for a variety of housing activities. County competes for funds through the State's application process	- Home Buyer Assistance - Rehabilitation - New Construction - Rental Assistance
Section 202	Grants to private nonprofit developers of supportive housing for very low-income seniors.	- New Construction
Housing Rehabilitation Program	Provides financial assistance to low-income homeowners for health and safety improvements.	- Rehabilitation
Emergency Shelter Grants	Competitive grants to help local governments and nonprofits to finance emergency shelters, transitional housing and other supportive services.	- New Construction - Rehabilitation - Homeless Assistance - Public Services
Continuum of Care/Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH)	Funding through the HEARTH Act of 2009 to provide necessary resources for development of programs to assist homeless individuals and families.	- Homeless Assistance - New Construction



Program Name	Description	Eligible Activities
Housing Opportunities for Persons with AIDS (HOPWA)	The HOPWA program provides housing assistance and supportive services for low-income people with HIV/AIDS and their families.	- Rental Assistance
<b>State Programs</b>		
Affordable Housing Partnership Program (AHPP)	Provides lower-interest-rate CHFA loans to home buyers who receive local secondary financing.	- Home Buyer Assistance
Building Equity and Growth in Neighborhoods (BEGIN)	A state-funded program administered by HCD which provides low- and moderate-income households up to \$30,000 for a down payment.	- Home Buyer Assistance
Cal Home	Grants awarded to jurisdictions for owner-occupied housing rehabilitation and first-time home buyer assistance.	- Home Buyer Assistance - Rehabilitation
Single Family Housing Bond Program (Mortgage Revenue Bonds)	Bonds issued to local lenders and developers so that below market-interest rate loans can be issued to first-time home buyers.	- Home Buyer Assistance
Low Income Housing Tax Credits (LIHTC)	A 4 percent annual tax credit that helps owners of rental units develop affordable housing.	- New Construction
Permanent Local Housing Allocation (PLHA)	PLHA provides a permanent source of funding for all local governments in California to help cities and counties implement plans to increase the affordable housing stock. The two types of assistance are: formula grants to entitlement and nonentitlement jurisdictions, and competitive grants to nonentitlement jurisdictions.	- Predevelopment - Development - Acquisition - Rehabilitation - Preservation - Matching Funds - Homelessness Assistance - Accessibility Modifications - Homeownership Assistance - Fiscal Incentives
Local Early Action Planning (LEAP) Grants	The Local Action Planning Grants (LEAP) provide over-the-counter grants complemented with technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that: <ol style="list-style-type: none"> <li>1. Accelerate housing production</li> <li>2. Facilitate compliance to implement the sixth-cycle Regional Housing Needs Assessment.</li> </ol>	- Housing Element Updates - Updates to Zoning, Plans or Procedures to Increase or Accelerate Housing Production - Pre-Approved Architectural and Site Plans - Establishing State-Defined Pro-Housing Policies - See Complete List in Program Materials
SB 2 Technical Assistance Grants	Financial and technical assistance to local governments to update planning documents and the Development Code to streamline housing production, including but not limited to general plans, community plans, specific plans, implementation of sustainable communities' strategies, and local coastal programs.	- Technical Assistance - Planning Document Updates



<b>Program Name</b>	<b>Description</b>	<b>Eligible Activities</b>
Housing and Disability Advocacy Program (HDAP)	Services to assist disabled individuals who are experiencing homelessness apply for disability benefit programs while also providing housing assistance. HDAP has four core requirements: outreach, case management, disability advocacy, and housing assistance.	- Rental Assistance
No Place Like Home	Loans to counties or developers in counties for permanent supportive housing for those with mental illness who are homeless or at risk of homelessness.	- New Construction
Mental Health Services Act (MHSA)	Funding through MHSA of 2004 available to counties to spend toward mental health services.	- New Construction - Special Needs Programs
Homeless Emergency Aid Program (HEAP)	A block grant program designed to provide direct assistance to cities, counties, and Continuums of Care to address the homelessness crisis throughout California.	- Identified Homelessness Needs - Capital Improvements Related to Homelessness - Rental Assistance
California Emergency Solutions and Housing (CESH)	Provides funds for activities to assist persons experiencing or at risk of homelessness. Program funds are granted in the form of five-year grants to eligible applicants.	- Homelessness Service System Administration - New Construction - Rental Assistance
<b>Local Programs</b>		
Financial Incentives under the Density Bonus Ordinance	The County’s Density Bonus Ordinance offers financial incentives, as required by state law.	- New Construction
<b>Private Resources/Financing Programs</b>		
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multifamily rental housing. Nonprofit and for-profit developers contact member banks.	- New Construction - Rehabilitation - Acquisition
Federal National Mortgage Association (Fannie Mae)	- Fixed-rate mortgages issued by private mortgage insurers.	- Home Buyer Assistance
	- Mortgages which fund the purchase and rehabilitation of a home.	- Home Buyer Assistance - Rehabilitation
	- Low down-payment mortgages for single-family homes in underserved low-income and minority cities.	- Home Buyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80 percent Median Family Income qualify.	- Home Buyer Assistance
Affordable Housing Program (Federal Home Loan Bank)	Loans (and some grants) to public agencies and private entities for a wide variety of housing projects and programs. Participation is by FHLB participating lenders.	- New Construction - Home Buyer Assistance - Rehabilitation - Housing Supportive Services

Source: PlaceWorks, 2020.



## COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

The CDBG program provides funds for a range of community development activities. The eligible activities include but are not limited to: acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, homeownership assistance, and clearance activities.

In 2005 and 2008, the County received grants in the amounts of \$1,300,000 and \$500,000, respectively, to rehabilitate up to 73 housing units in the County's CDBG target areas, for a First Time Homebuyers program and senior nutrition services. Under the County's Program Income Reuse Plan, the County and cities use income generated from loan repayments and other sources related to its CDBG grants to provide additional housing rehabilitation and other program assistance.

## LOW INCOME HOUSING TAX CREDIT ALLOCATIONS

The California Tax Credit Allocation Committee awards federal low-income housing tax credits to Yuba County annually to help subsidize the acquisition, construction, and rehabilitation of affordable housing for low- and moderate-income households. HUD administers tax credits to the State, which then awards the credits to private developers of affordable rental housing developments through a competitive process. To finance the project, developers typically sell the credits to private investors with the incentive to the investors to claim the associated tax break for the next 10 years.

In 2020, the State awarded \$3,025,000 to the County for an affordable housing project that is anticipated to provide 107 low-income housing units. The County currently has two additional affordable rental housing projects underway that will develop permanent supportive housing and low-income housing for Yuba County residents.

## CONSTRAINTS

Local policies and regulations can impact the price and availability of housing, and subsequently the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing.

State and federal regulations can also affect the availability of land for housing and the cost of producing housing. Regulations related to environmental protection, prevailing wages for publicly assisted construction projects, construction defect liability, building codes, and other topics can work to increase housing cost and limit housing development.

In addition to constraints posed by policies and regulations, market constraints such as land costs, construction costs and the availability of financing can affect housing prices. Though the County has no direct control over these factors, County policies and programs can assist in limiting the effect of these factors on the price of housing.



This section identifies the constraints to housing development in the County and discusses the means to mitigate these constraints.

## GOVERNMENTAL CONSTRAINTS

### LAND USE CONTROLS

The Community Development Element of the Yuba County General Plan was adopted in 2011 as part of the County’s comprehensive General Plan update. The element sets forth the County’s policies regarding development. The County completed comprehensive updates to its Zoning and Development Codes, which were adopted on July 21, 2015 and most recently amended in December, 2020. Along with the Development Code, the General Plan policies determine the amount of land set forth for residential uses and the type and density of units permitted in each area of the County. As shown in Table H-46, the 2030 General Plan has six land use categories that allow for residential use. The Valley Neighborhood land use designation is the primary location where residential uses of all densities and housing types are encouraged. Higher-density and workforce housing are encouraged in the Commercial Mixed Use and Employment Village designations, while residential uses in the Natural Resources designation are intended to be ancillary to agricultural operations. The County allows densities ranging from less than one unit per acre up to 40 units per acre and provides for single-family development, multifamily development, and mobile homes. Table H-46 also shows the densities allowed in the General Plan and Zoning and Development Code.

TABLE H-46. GENERAL PLAN LAND USE CATEGORIES PERMITTING RESIDENTIAL USE

General Plan Land Use Category	Zoning District(s)	Density Allowed in 2030 General Plan (Units per Acre)	Typical Housing Type(s)
Valley Neighborhood	RE, RS, RM, RH, NMX, CMX, DC, PLSP	3-40	Detached and attached single-family homes, small-lot single family homes, accessory dwelling units, duplexes, condominiums, apartments, and other types of housing in single-use and mixed-use formats
Commercial Mixed Use	CMX	10-40	High density residential (multi-unit) in a mixed-use setting
Employment	EC, RH	16-40	Multi-unit housing, duplex, caretaker residence, single room occupancy
Employment Village <sup>1</sup>	EC	3-40	Apartments (must occur as part of a Specific Plan and located east of Bradshaw unless it is workforce housing associated with an employment project)
Rural Community <sup>2</sup>	RC, RR, RE	0.2	Single-family homes, accessory dwelling units, and farm labor housing. Can be situated in clustered homes to preserve open space.
Natural Resources	AE, AR, AI, RC, RE	1 unit per parcel	Single-family home, accessory dwelling units, and farm labor housing

Source: Community Development Element, Yuba County General Plan, 2011; Yuba County Development Code, 2020.

1. Through approval of a specific plan or community plan, additional density may be allowed.



## RESIDENTIAL DEVELOPMENT STANDARDS

The County regulates the type, location, density, and scale of residential development, primarily through the Development Code. Zoning regulations seek to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods. Table H-47 summarizes the County's general development standards by residential zone. Table H-48 summarizes development standards for applicable subzones in the Plumas Lake Specific Plan. An analysis of the development standards and whether they present a constraint to the development of housing is found below, with analyses of density, building height, yard requirements, and parking spaces. The County maintains the current Development Code with zoning and development standards on the County website.



TABLE H-47. RESIDENTIAL DEVELOPMENT STANDARDS

Development Standard	Residential and Agricultural Zoning Districts													Commer
	AE-40	AE-80	AR-5	AR-10	AR-20	AI	RE	RR-5	RR-10	RC	RS	RM	RH	
Minimum Lot Size	40 acres <sup>10</sup>	80 acres <sup>10</sup>	5 acres <sup>10</sup>	10 acres <sup>10</sup>	20 acres <sup>10</sup>	5 acres <sup>10</sup>	21,000 sf within VGB; 1 acre outside VGB <sup>1,12</sup>	5 acres	10 acres	20,000 sf <sup>15</sup>	6,000 sf	6,000 sf	10,000 sf	10,000 sf
Minimum building site area (sq. ft.)	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Minimum Density (du/ac)	--	--	--	--	--	--	--	--	--	--	3	8	15	10 or 18 <sup>18</sup>
Maximum Density (du/ac)	0.025 <sup>11</sup>	0.0125 <sup>11</sup>	.2 <sup>11</sup>	.1 <sup>11</sup>	.05 <sup>11</sup>	.. <sup>9</sup>	1 <sup>13</sup>	0.2 <sup>13</sup>	0.1 <sup>13</sup>	1 <sup>13</sup>	8	17	30	40
Maximum Height (ft.)	35	35	35	35	35	35	35	35	35	35	30	35	50 <sup>17</sup>	45 <sup>19</sup>

**Yard Requirements (in feet)**

Front	30	30	30	30	30	15 <sup>14</sup>	15 <sup>2</sup>	15 <sup>2</sup>	15 <sup>2</sup>	5 <sup>6,20</sup>
Side	30 <sup>3</sup>	30 <sup>3</sup>	30 <sup>3</sup>	10 <sup>14</sup>	20 <sup>4, 14</sup>	5 <sup>14</sup>	5 <sup>16</sup>	5 <sup>16</sup>	5 <sup>16</sup>	0 <sup>7,19</sup>
Rear	30	30	30	25 <sup>14</sup>	25 <sup>14</sup>	25 <sup>14</sup>	15	10	10	0 <sup>7,19</sup>
Lot Coverage	--	--	--	25% <sup>5</sup>	15%	--	--	--	--	--

1. VGB is an abbreviation for Valley Growth Boundary.
2. For front and street side setbacks, measured from edge of right-of-way.
3. For properties greater than one acre. Properties less than one acre, the side setback is 25 feet or 10% of the lot width, whichever is less.
4. For properties greater than one acre. Properties less than one acre, the side setback is 10 feet.
5. For properties greater than once acre. Properties less than one acre, the maximum lot coverage is 40%.

6. Measured from edge of right of way, 10 feet if no sidewalk exists.
7. Yard requirements are zero unless adjacent to residentially zoned properties.
8. Percentage of lot frontage.
9. No new primary residences permitted in the AI zoning district.
10. Reduced lot area is allowed in the Agricultural Districts per Additional Development Regulations in the Zoning Code.
11. Approved accessory dwelling units do not count toward the maximum density restrictions.
12. Parcels in the RE District within the Natural Resource land use designation of the General Plan cannot be further subdivided. Parcels in the RE district located within Rural Community shall not be further subdivided consistent with the County's sewage disposal and water supply requirements. No parcels less than 1 acre in size shall be created, and average parcel size shall be maintained for parcels within the Rural Community.
13. The lot width at the primary street frontage for cul-de-sac and knuckles may be reduced to no less than 35 feet provided the minimum lot width for the zone district is met at the street. Lots shall also meet the minimum lot width at the front yard setback line. Within the RE zoning designation with VGB, density is 0.5 to 2 units per acre. Additional density up to a maximum of 4 units per acre may be approved with a minor conditional use permit. In addition to the findings for use permits in Section 11.57.060, the following additional findings shall be made:
  - a. The increased density will not adversely affect adjoining uses and is compatible with the existing neighborhood characteristics; and,
  - b. An adequate buffer is provided between the project site and the edge of the VGB.
14. Parcels located within a high fire severity zone shall have a minimum setback of 30 feet from all property lines. Upon written clearance from Cal Fire the setback may be reduced to 15 feet.
15. Parcels between one acre and 2.5 acres in size shall provide either a public sewer service or water supply as determined by the Environmental Health Director. Setback requirements for a parcel would be required on a five acre parcel shall apply to any parcel between one acre and 2.5 acres in size that has either a well or septic system. Parcels smaller than one acre in size shall have a public sewer service and public water supply.
16. Required setbacks apply to the ends of rows of attached single-family dwellings.
17. When an RH District is adjacent to an RS District, the following standards apply:
  - a. The maximum height is 30 feet within 40 feet of an RS District; and
  - b. The maximum height is 40 feet within 50 feet of an RS District.
18. When residential uses are part of a mixed-use project the density range is 10-40 units per acre of portion affected. Residential only projects the density range is 18-40 units per acre.
19. Where a nonresidential use is adjacent to a Residential District the following standards apply:
  - a. The maximum height is:
    - i. 35 feet within 40 feet of a Residential District;
    - ii. 45 feet within 50 feet of a Residential District; and
    - iii. 55 feet within 60 feet of a Residential District.
  - b. The building setback from a Residential District boundary shall be 15 feet for interior side yards and 20 feet for rear yards.
20. Buildings shall be constructed within five feet of the required setback for the percent of linear street frontage identified in Table 11.08.030. The area between the building and the street shall be landscaped or improved with pedestrian amenities that it functions as a wider public sidewalk, landscaped, or improved with pedestrian amenities. This requirement may be modified or waived by the Zoning Administrator if:
  - a. Substantial landscaping is located between the build-to line and ground floor residential units to soften visual impact of buildings;
  - b. Entry courtyards, plazas, entries, or outdoor eating and display areas are located between the build-to line and building, provided that the buildings are built to the setback line; or
  - c. The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street.



TABLE H-48. DEVELOPMENT STANDARDS FOR PLUMAS LAKE SPECIFIC PLAN (PLSP) HDR

Development Standard	PLSP – HDR
Minimum Lot Size (sq. ft.)	no minimum**
Minimum building site area (sq. ft.)	--
Density (du/ac)	21
Maximum Height (ft.)	35
<b>Yard Requirements (ft.)</b>	
Front	20**
Side	5**
Rear	20**
Lot Coverage	--
Parking Spaces (per unit)	2

Source: Yuba County Plumas Lake Specific Plan, 1993.

\* Yard requirements are larger when adjacent to residentially zoned properties.

\*\* Or as determined through Design Review.

## Density

The maximum density permitted, defined in terms of the number of units per acre, varies by zone. The maximum density ranges from one unit per parcel in the AE zones to 30 units per acre in the high-density RH zone for the entire county. The CMX, NMX, DC, and EC zones allow a residential density of up to 40 units per acre to support mixed-use development. These increases in density in some zones occurred as part of the comprehensive Development Code update in 2015. Allowed densities were increased in the RS, RM, and RH zoning districts, and new commercial mixed-use zoning districts were created to permit even higher density development (up to 40 du/ac), which will support the availability of land suitable for development of housing for very low-, low-, and moderate-income households. The rental rates discussed in the Community Profile section indicate that market-rate rents are generally affordable to households at the upper end of low income (those earning 50 to 80 percent of median income or higher), but not necessarily very low-, extremely low-, or larger low-income households (five or more members).

Construction of multifamily housing at the densities permitted is adequate to provide housing for very low, low- and moderate-income households, while additional incentives that reduce the cost of producing housing (density bonuses, reduce parking, financial subsidies, etc.) are necessary to provide multifamily housing affordable to extremely low-income households and large families within the very low- and low-income brackets. It is unlikely that an increase in the permitted multifamily density would significantly reduce housing production costs so that additional incentives are not needed. The allowable densities for the RM, RH, CMX, NMX, and PLSP-HDR zones in Yuba County are sufficient to provide land suitable for the development of affordable housing.

Typical built density for RS zoned sites is one unit per buildable lot. The County’s older single-family neighborhoods, typically in the RR, RE, or RS zone, developed at four dwelling units per acre (du/ac.), but recent subdivision projects are being built at six du/ac. The allowed density for the RM (medium density residential) zone is up to 17 du/ac. Existing multifamily complexes in the County have a density between 4 and 11 du/acre. The allowed density for the RH (high density residential) zone is 17 to 30 du/ac. Recent projects in this zone are between 16 and 21 du/ac, and projects with a proposed density lower than the



minimum density are required to submit a phased development plan that demonstrates how the site has the land capacity to meet the minimum allowable density at a later date. Since the zoning to allow residential development in the commercial and mixed use zones was approved in 2015 no projects of that type have been developed so built densities aren't available for those districts.

The County did not receive any requests to develop at lower densities during the 5th cycle.

## Building Height

The maximum height is 35 feet in the agricultural zones, rural zones, and the RE, RM, and NMX zones, which would accommodate construction of a three-story building. The RS zone has a maximum height of 30 feet and a density of 8 dwelling units per acre. The 30- and 35-foot limits are adequate for construction of a single-family home and the density of multifamily units necessary to provide affordable housing. The maximum 30 units per acre in the RH zone could be accommodated in a three-story structure less than 50 feet in height. Based on this conclusion, the 50-foot maximum height in the RH zone could accommodate 30 units per acre.

The PLSP-HDR zone has a maximum height of 35 feet and density of 21 units per acre, which is realistically accommodated for construction of an affordable single-family home or multifamily units.

## Yard and Lot Size Requirements

The recent Development Code update removed some of the site design requirements for the RS, RM, and RH districts to allow for more flexibility for the types of buildings that can be placed on the parcel—specifically, lot coverage and minimum building site area requirements. The Development Code update decreased the minimum lot size for the RS and RM zoning districts from 6,000 square feet to 4,500 and 3,000 square feet, respectively. In addition, the minimum lot size for the RH zone increased from 6,000 to 10,000 square feet, presenting a potential constraint to developing high-density housing because it excludes sites that are less than 10,000 square feet. The County does not regulate minimum square footage per unit but allows lots to be subdivided to less than the minimum lot size through a variance, conditional use permit, or PUD process. The front yard setbacks were reduced to provide further flexibility in site design. The RS, RM, and RH zones have required setbacks of 15 feet from the front, 5 feet from the sides, a 15-foot rear setback for the RS district, and a 10-foot rear setback for the RM and RH zoning districts. The required setbacks for the RM and RH zones allow for utilization of 60 percent of the parcel, and the RS zone can utilize 55 percent of the parcel based on the allowed setbacks, which is sufficient to accommodate typical construction. However, even with these setback and lot coverage requirements, housing dense enough to develop affordable housing can be built, so the County's existing yard requirements do not present a constraint to developing affordable housing. In adopting the comprehensive Development Code update in 2015, the updated setback and lot coverage requirements remove constraints to development of lower-income housing in the RS and RM zoning districts.

## Parking Requirements

The comprehensive Development Code update reduced the number of required parking spaces from two to one parking space for each residential unit in all the zones, with the exception of multi-unit residential (greater than a duplex), which applies a parking ratio based on the number of bedrooms up to two bedrooms. Multi-unit guest parking is required to be provided at a rate of one space per 10 units. Age-



restricted multi-unit housing, where residents are less likely to drive their own vehicles, is only required to provide 0.75 spaces per unit, primarily to accommodate guest parking. Parking spaces are not required to be covered, which allows flexibility in the design of the parking spaces, particularly for multi-family developments. Mobile home parks require two spaces per manufactured home because mobile homes lack additional parking spaces provided by a covered garage and because streets in mobile home parks aren't typically large enough to accommodate street parking. Boarding facilities require one parking space per bedroom. The County has not received an application for a boarding facility in over 15 years. Program H-3.1.8 is proposed to consider further whether the parking standards for these two uses pose a constraint to development of new mobile home parks or boarding facilities.

Table H-49 provides a breakdown of the residential parking requirements in greater detail. The decreased parking requirements reduce constraints to developing housing because more of the developable land in a parcel can be dedicated to structures rather than parking spaces. The multi-unit ratio of required spaces based on the number of bedrooms supports affordable housing development, as it more accurately reflects parking utilization. One space per unit plus a reasonable factor for guest parking may be adequate for studio and one-bedroom units designed for single working adults, and two parking spaces can accommodate larger households residing in units with two or more bedrooms.

**TABLE H-49. RESIDENTIAL PARKING REQUIREMENTS**

<b>Use Classification</b>	<b>Required Off-Street Spaces</b>
<b>Residential Housing Types</b>	
Duplex	1 space per unit
Multi-use residential	1 space per studio unit or 1-bedroom unit, 2.0 spaces per 2+-bedroom unit. Multi-unit housing for senior citizens: 0.75 spaces per unit. Guest parking shall be provided at a minimum of 1 space per ten units with a minimum of 2 guest spaces per project
Accessory dwelling unit (unless exempted by state law)	1 space
Single-unit dwelling, attached or detached	1 space per unit within VGB, residential subdivisions that do not have on street parking that can be used for guests (i.e. six pack and cluster developments) shall incorporate guest parking areas into the design of the subdivision. Guest parking shall be provided at 1 space per ten units with a minimum of 2 spaces
Caretaker residence	1 space per caretaker residence
Elderly and long-term care	1 space per 4 beds + 1 space per employee
Family day care, small	None beyond that required for the residential unit
Family day care, large	1 space per non-resident employee + 1 passenger loading space
Boarding facility	1 space per bedroom
Mobile home parks	2 spaces per manufactured home space
Residential care facility, general	1 space per 4 beds + 1 space per employee
Residential care facility, limited	None beyond that required for the residential unit
Single room occupancy	1 space per unit

Source: Yuba County Development Code, 2020.



## DESIGN REVIEW

Single-family and multi-family units typically are subject to ministerial review and are not subject to specific design requirements. However, the Plumas Lake Specific Plan requires discretionary design review in which a developer must submit a design review application to the County. The Plumas Lake Design Review Committee (Committee) must review the proposed project for compliance with the design review guidelines, pursuant to Chapter 11.56 of the Development Code. Decisions of the Committee may be appealed to the Board of Supervisors. The Committee may adopt policies over time to facilitate consistency in the design review process, and the Plumas Lake Specific Plan explicitly states that these policies cannot hinder the provision of low- and moderate-income housing. When conducting Design Review, the Committee must make the following required findings:

- ✓ That the proposed structure conforms to:
  - The policies of the General Plan,
  - The policies of the Plumas Lake Specific Plan,
  - The development standards of the Development Code, and
  - Any other policies or design guidelines the Board of Supervisors may adopt for this purpose.

The Committee may not impose conditions of approval pertaining to use of land or that are more restrictive than the standards set forth in the Development Code or a valid use permit or variance if they would result in a reduction in the project's residential density.

While no public hearing is required, applications are posted at least one week prior to the Committee meeting. The process typically takes 2 to 3 months. Because design review is not an entitlement for use, the Committee does not typically deny a project for which design review is required. However, the proposal is considered denied if the Committee has considered three or more design modifications or alternative designs and is still unable to approve the design application. The County reports that applications for design review have not been appealed in the past 15 years. Program H-3.1.9 commits the County to monitoring the status of design review applications in the Plumas Lake Specific Plan area for potential constraints to proposed housing developments due to the design review process. If constraints are identified during review, then the County will take additional steps to remove those barriers to housing creation.

## FLEXIBILITY IN DEVELOPMENT STANDARDS

The County offers various mechanisms to provide relief from development standards typically required of all residential projects, including allowing residential uses in commercial districts and in Planned Unit Developments (PUD) and providing density bonuses for residential developments that include affordable housing. See the Development Permit Processes section below for further information on these flexible approaches to development approval.

## REDUCED PARKING REQUIREMENTS

The County provides for reduced parking requirements through either a waiver, variance, or the PUD process. A waiver is approved administratively by the Zoning Administrator and allows up to 20 percent



deviation from the required parking standards. A waiver can be granted when the physical characteristics of the property limit the developable area of the site and the waiver does not impact the welfare of occupants and/or surrounding owners, or to provide reasonable accommodation. If the parking deviation exceeds the 20 percent threshold, an applicant may request a variance, which requires approval by the Planning Commission. A variance to the parking requirements is granted when special circumstances exist on the subject property that prevent a strict application of the Development Code, and the variance does not impact the welfare of occupants and/or surrounding owners. Planned Developments allow for greater flexibility in design of development than is otherwise possible though strict application of Development Code standards, including parking requirements. Planned Developments can reduce parking requirements in the Planned Development Plan more than those allowed in the Development Code. Planned Development Plans require approval from the Board of Supervisors.

## **RESIDENTIAL USES IN RURAL COMMERCIAL DISTRICTS**

The County allows single-family housing in the Rural Commercial (RC) district by right in conjunction with a commercial use and allows housing not in conjunction with a commercial use provided that the remaining public road frontage of the parcel is at least 200 feet. Allowing single-family development in commercial districts provides an additional mechanism to facilitate housing development in the County.

## **DENSITY BONUS**

The County updated local density bonus regulations in 2016 and offers density bonuses and regulatory incentives to developers of affordable and/or senior housing. Density bonuses are given when a project has a density increase of at least 20 percent, or lower in some cases, up to a maximum of 35 percent, in exchange for developing affordable housing. The developer must construct at least 10 percent of the total units of the housing development for low-income households and 5 percent for very low-income households, including senior housing. In a common interest development, the developer must designate 10 percent of the units for moderate-income households. If a developer proposes a childcare facility within the qualifying affordable project, it is eligible for an additional density bonus, up to a maximum of 35 percent. In addition, developers are entitled to a 15 percent increase above the maximum allowable residential density upon donation of land suitable for construction of affordable housing. For each percent increase above the minimum 10 percent land donation, the density bonus can be increased by 1 percent up to a maximum 35 percent. Units designated to be affordable must be deed restricted for at least 30 years. Two concessions are offered for projects where at least 20 percent of the units are for lower income, at least 10 percent are for very low income, or at least 20 percent are for moderate income in a condominium or planned developments. The project may receive three concessions with at least 30 percent low income, 15 percent very low income, or 30 percent moderate income in condominium or planned developments. Regulatory concessions include reductions in development standards or modifications of zoning requirements that result in identifiable cost reductions, such as reductions in setbacks, lot size, and parking requirements, and an additional density bonus in excess of the 25 percent basic bonus.

Assembly Bills (ABs) 2753, 2372, 1763, 1227, and 2345 were passed in 2018, 2019, and 2020 and revised density bonus law to provide additional benefits for qualifying projects. The laws grant developers an 80 percent density bonus for projects that are completely affordable and up to 50 percent increase in project densities for many other projects, depending on the proportion of units designated as affordable. The law



also requires other benefits be provided to affordable and senior projects, allowing the projects to be denser, taller, and/or have reduced parking requirements. In addition, the laws expand the definition of projects eligible for density bonuses to include student housing. The County's zoning requirements have not been updated to be consistent with recent State law. Therefore, Program H-3.1.6 proposes to update the zoning code to comply with ABs 2753, 2372, 1227, 1763, and 2345.

## **PLANNED DEVELOPMENT**

The planned development (PD) process is used to provide greater flexibility in the design of developments than is otherwise possible using the zoning regulations. The PD process ensures compliance with the General Plan while allowing a combination of compatible land uses as a part of a planned development. PDs can be residential, commercial, industrial, or mixed-use developments such as commercial/residential. The recent Development Code update limited the ability to increase residential unit density. Except where a density bonus is granted, the total number of dwelling units in a PD Plan cannot exceed the number of units permitted by the base zone density. There were no PD Plan applications submitted during the previous housing element cycle.

## **SPECIFIC PLANS**

The specific plan (SP) process is an additional tool to facilitate housing development. A specific plan implements the general plan by creating a bridge between general plan policies and individual development proposals. Ideally, a specific plan directs all facets of future development, including the distribution of land use, location of infrastructure, and financing mechanisms for providing the infrastructure. The Plumas Lake Specific Plan is the one large specific plan within the County. The land that encompasses the Plumas Lake Specific Plan area has additional capacity for over 10,000 residential units. Two other large specific plans, the East Linda Specific Plan (ELSP) and Olivehurst Avenue Specific Plan (OASP), were rescinded as part of the 2015 development code update in order to reverse aspects of the specific plan entitlements that complicated development.

The County requires parkland dedication as part of new residential development, including specific plans. New developments are required to provide parkland at a ratio of five acres per 1,000 new persons, although developers typically pay in-lieu fees rather than provide parkland. In addition to the parkland dedication requirement, there is an additional County Service Area fee in the Plumas Lake area aimed at maintaining parkland in residential areas. Both the County in-lieu fees and the County Service Area fees are paid to the Olivehurst Public Utility District, which provides for design, construction, and maintenance of parks in this area of the County. Although the parkland dedication or fee requirement represents a development cost, the County mitigates the financial impact of this cost by permitting developers to cluster homes and/or propose higher residential densities in other portions of a project site. The net effect is that the park dedication requirement does not significantly reduce the achievable gross density permitted by the County.

## **ZONING FOR A VARIETY OF HOUSING TYPES**

Jurisdictions are required to identify adequate sites to accommodate new homes of all types through appropriate zoning and development standards, including single-family homes, multi-family housing, accessory dwelling units, mobile homes, residential care facilities (such as group homes), emergency



shelters, and transitional housing. Table H-50 summarizes housing types permitted within the County's zoning districts that allow residential development, and the following discussion examines the County's compliance with the requirement to provide the various housing types.

**YUBA COUNTY GENERAL PLAN**

**Resources and Constraints**

**TABLE H-50. HOUSING TYPES PERMITTED BY ZONE**

Housing Types Permitted	AE-40	AE-80	AR-5	AR-10	AR-20	AI	RE	RE VGB <sup>1</sup>	RR-5	RR-10	RC	RS	RM	RH	CMX
Single-Unit Dwelling Detached	P	P	P	P	P	A	P	P	P	P	P	P	P		
Single-Unit Dwelling Attached												P	P		
Duplex												M	P	P	
Multi-family Units													P	P	M
Accessory Dwelling Units	Z <sup>3</sup>	Z <sup>3</sup>	Z <sup>3</sup>	Z <sup>3</sup>	Z <sup>3</sup>		P	Z <sup>3</sup>	Z <sup>3</sup>	Z <sup>3</sup>	Z <sup>3</sup>	Z <sup>3</sup>	Z <sup>3</sup>		
Manufactured Home	P	P	P	P	P	A	P	P	P	P	P	P	P		
Mobile Home Parks									C	C	C		M	P	
Family Day Care Large			A	A	A		A		A	A	A	C	C		A <sup>2</sup>
Family Day Care Small	P	P	P	P	P	P <sup>2</sup>	P		P	P	P <sup>2</sup>	P	P	P	P <sup>2</sup>
Caretaker Residence						P					P				
Residential Boarding Facility	M	M	M	M	M		M		M	M	M	C	C	C	

Source: Yuba County Development Code.

P = Principally Permitted Use

Z = Zoning Clearance Required

A = Administrative Use Permit Required

M = Minor Conditional Use Permit Required

C = Conditional Use Permit Required

1. VGB is an abbreviation for Valley Growth Boundary.

2. When located within an existing legally permitted residence.

3. Zoning Clearance entails a review by County staff to determine whether a use, building, or change in lot configuration complies with all provisions of the Development Code for a



## **SINGLE-FAMILY UNITS IN MULTI-FAMILY ZONES**

The County allows single-family dwellings in two multi-family zones, the RM and NMX zoning districts. This does not preclude the development of higher-density detached units that may be affordable to moderate- or lower-income households. The Development Code update eliminated single-family dwellings in zoning districts intended for high-density residential, including the RH and DC zones, and developed additional mixed-use zones (i.e., CMX and EC) that do not permit single-family dwellings but do conditionally allow multi-family dwellings. Additionally, Title 11, Chapter 8 of the Yuba County Code of Ordinances includes minimum density parameters that require projects to be built to the minimum density. However, the County allows a reduction in the minimum density requirement in the NMX and DC districts when the site is already developed or the parcel is less than one acre in size, thus making it infeasible to meet the minimum density requirement. Lower density may also be approved in the CMX, NMX, DC, and EC districts with approval of an affordable housing agreement stipulating that a minimum of 75 percent of the units will be reserved for low-income households for at least 25 years.

## **MULTI-FAMILY HOUSING**

Multi-family housing accounts for about 18 percent of the housing stock in the County. The Development Code allows multi-family development by right in the residential zoning districts RM and RH, at densities of up to 17 units per acre in the RM zone and 30 units per acre in the RH zone. The commercial zoning districts encourage mixed-use development and require a minor conditional use permit for multi-family housing in the CMX, NMX, and EC zones and permit multi-family by right in the DC zones. The CMX, DC, and EC zones allow up to 40 units per acre, and the NMX zone allows up to 20 units per acre. On parcels designated with PD zoning, the total number of dwelling units in the PD zone cannot exceed the maximum number permitted by the base zone density for the total area of the planned development designated for residential use unless the project employs the County's density bonus program. Under the County's density bonus regulations (Chapter 11.30 of the County Code of Ordinances, Density Bonus Incentive Program), the maximum density for multi-family housing projects containing affordable housing and child care may be increased up to 35 units per acre.

## **ACCESSORY DWELLING UNITS**

Accessory dwelling units (second units) are defined in the Development Code (see Section 11.32.240) as an ancillary dwelling unit providing complete independent living facilities for one household located on a parcel with the primary single-unit dwelling that houses a separate household. An accessory dwelling unit may be within the same structure as the primary unit, in an attached structure, or in a separate structure on the same parcel. State legislation requires jurisdictions to allow accessory dwelling units that meet certain standards by right anywhere that single-family or multi-family uses are allowed. Junior accessory dwelling units, that is, smaller units located entirely within an existing single-family primary unit, are also allowed under state law.

Accessory dwelling units are currently permitted as shown in Table H-50, above. The Development Code does not permit more than one accessory dwelling unit per parcel, and the attached unit cannot exceed 30 percent of the primary dwelling's living area. In addition, parking requirements for accessory dwelling units can prohibit less than one parking space per unit or per bedroom. These restrictions, in addition to other development restrictions, are not in compliance with State law, which has changed since the



County's Code was last updated in 2017. For this reason, Program H-3.1.6 proposes to amend the Development Code to allow the development of accessory dwelling units in compliance with State law.

## FACTORY-BUILT HOUSING AND MOBILE HOMES

Mobile homes and manufactured housing offer an affordable housing option to many low- and moderate-income households. State law requires jurisdictions to permit manufactured housing, including mobile homes, in single-family residential zones when built on a permanent foundation. Within the County, mobile homes account for nearly 10 percent of the housing stock. Among the mobile homes, approximately one quarter are in mobile home parks. In interpreting Chapter 10.25 of the Development Code, the County considers manufactured homes on a foundation system or installation system, pursuant to Health and Safety Code Section 18551, as single-family uses, which are allowed in all zones subject to the same standards as site-built dwellings.

Mobile home parks are conditionally permitted in the AR, RR, RC, and RM zones, requiring an approved conditional use permit. The conditional use permit process is not intended to constrain the placement of mobile home parks, but to ensure compliance with development standards of the zone in which such parks will be located. The conditional use permit requirements address site requirements, setbacks, parking, signage, and landscaping, among other development standards. Mobile home parks are a principally permitted use in the RH zoning district.

The standards for mobile home parks differ from the standards in the AR, RR, RC, RM, and RH zones. However, the standards for mobile home parks are generally less strict than the standards for other residential uses in the zones. For example, yard requirements for mobile home parks are five feet each for the front yard, side yard, and rear yard. As shown in Tables H-47 and 48, no residential zone has a front yard requirement of less than 15 feet. In addition, the mobile home site area requirement is a minimum of 2,000 square feet, with a 2,700 square feet average. This is significantly less than the smallest lot size allowed in the AR, RR, RC, RM, and RH zones. These development standards are tailored to mobile homes and exist to promote attractive residential environments within the mobile home park, rather than to limit placement of the parks, and have not posed significant constraints to the development of mobile home parks in Yuba County. The Development Code update implemented Program H-3.1.3 from the previous Housing Element by expanding the zones that permit mobile home parks and by allowing mobile home parks by right in the RH zoning district.

## RESIDENTIAL HOUSING IN COMMERCIAL ZONES

The Development Code permits single-family and multi-family residential uses in the NMX (Neighborhood Mixed Use), CMX (Commercial Mixed Use), and the EC (Employment Center) zones with an approved minor conditional use permit; and permits multi-family by right in the DC (Downtown Core) zone. This provides a significant amount of additional land available for housing at densities up to 40 units per acre.

## SPECIAL NEEDS HOUSING

In addition to conventional housing, jurisdictions must also provide housing for special needs populations. These facilities include residential care facilities, transitional and supportive housing, emergency shelters,



group care facilities, and agricultural employee housing. Specific Development Code provisions for these uses are detailed in Table H-51, and a discussion of each housing type follows the table.

**YUBA COUNTY GENERAL PLAN**

*Resources and Constraints*

**TABLE H-51. SPECIAL NEEDS HOUSING TYPES PERMITTED BY ZONE**

Housing Types Permitted	AE-40	AE-80	AR-5	AR-10	AR-20	AI	RE	RE VGB <sup>1</sup>	RR-5	RR-10	RC	RS	RM	RH	CMX	NMX
Agricultural Employee Housing	P		P			P	P		P		P	P	P		P	P
Employee Housing	A	A	A	A	A	P			A	A	A					
Residential Care Facilities, 6 or Fewer	P	P	P	P	P	P <sup>3</sup>	P	P	P	P	P	P	P	P	P <sup>3</sup>	P <sup>3</sup>
Residential Care Facilities, 7 to 10			M	M	M		M	M	M	M	M	C	C	P		A
Residential Care Facilities, 10 or more			C	C	C				C	C	C		C	M		M
Multi-family Housing for Farmworkers/Families																
Single-Room Occupancy														p	A	A
Single-Family Transitional Housing	P	P	P	P	P	A	P		P	P	P	P	P			P
Multi-family Transitional Housing													P	P	M	M
Single-Family Supportive Housing	P	P	P	P	P	A	P		P	P	P	P	P			P
Multi-family Supportive Housing													P	P	M	M
Emergency Shelters											M				M	C <sup>4</sup>
Low Barrier Navigation Centers																

Source: Yuba County Development Code.

Notes:

1. VGB is an abbreviation for Valley Growth Boundary.
2. Employee/workforce housing, 16 to 40 units per acre, and support services related to a permitted employment-generating use.
3. When located within an existing legally permitted residence.
4. Copies of any easements or land development restrictions shall be submitted to the Planning Department.



## Agricultural Employee Housing

State law asserts that employee housing for six persons or less shall be allowed in the same way residential structures are allowed in zones allowing residential uses and that employee housing for up to 12 units or 36 beds shall be deemed an agricultural use and must be subject to the same regulations as any other agricultural use in the same zone. “No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone” (Employee Housing Act, California Health and Safety Code Sections 17021.5 and 17021.6). Agricultural employee housing (housing for six or fewer persons), or “agricultural labor housing” in the zoning code, is considered a single-unit residential use and permitted by right in most of the districts that permit single-unit residential uses. In nonagricultural districts, residential development designed for farmworkers is subject to the same use and development regulations as any other residential development. The Planning Commission authorizes additional beds or units through an approved conditional use permit. In addition, employee housing is permitted on-site of the business when it is located where other housing is unavailable, infeasible, or necessary. The recent Development Code update expanded where employee housing is permitted by right and similarly expanded single-room occupancy to provide housing for employees, including agricultural workers, in nonagricultural zones. Program H-3.1.2 is proposed to allow housing in full compliance with the Employee Housing Act.

## Residential Care Facilities

According to the Community Care Facilities Act in the California Health and Safety Code, Residential Care facilities serving six or fewer persons (including foster care) must be permitted by right similar to other residential uses. Such facilities cannot be subject to more stringent development standards, fees, or other standards than other residential uses in the same district. Residential care facilities serving seven or more individuals can be permitted subject to a conditional use permit.

The AE, AR, AI, RE, RR, RC, RS, RM, RH, CMX, NMX, DC, and PLSP-HDR zones allow residential care facilities serving six or fewer residents by right. The Development Code update expanded where facilities serving more than six residents are permitted conditionally in the County. Residential care facilities serving up to 10 residents are permitted by right in the RH zone and conditionally permitted in the AR, RE, RR, RC, RS, RM, NMX, and DC zoning districts; residential care facilities serving 10 or more residents are conditionally permitted in the AR, RR, RC, RM, and RH zoning districts. In Program H-3.1.7, to address new state fair housing requirements, the County will amend the Development Code to allow residential care facilities serving seven or more persons as a residential use subject only to an administrative use permit, which requires administrative approval by County staff and noticing of property owners within a 300-foot radius within the VGB, or 1000-foot radius outside the VGB, of the property. Noticed property owners may request a hearing on the application.

## Emergency Shelters

An emergency shelter is a facility that provides shelter not exceeding a 6-month duration within a 12-month period to homeless persons, or others in need of shelter. Such accommodations may include lodging, meals, laundry facilities, bathing, and/or other basic nonmedical support services. Senate Bill 2 (Cedillo, 2007) requires jurisdictions to allow emergency shelters in at least one zone or on one site without discretionary review. The Development Code (Section 11.32.090) allows permanent year-round



emergency shelters by right in the general commercial (GC) zone district and requires a minor conditional use permit in the commercial mixed-use (CMX) zone and a conditional use permit in the neighborhood mixed-use (NMX) zone district. Emergency shelters are allowed by right on over 132 acres zoned GC. There are 48 vacant parcels in the GC zoning district that total 93 acres. The parcel sizes in the GC zone vary, and some services and employment centers are located in and near this zoning district, making them suitable locations for emergency shelters. Emergency shelters are conditionally allowed on over 669 acres zoned CMX and NMX, with 184 vacant parcels in the CMX and NMX zoning districts that total 426 acres. The County is in compliance with recent updates to state law requiring that the parking standards for emergency shelters standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. Standards for emergency shelters from Section 11.32.090 are below.

- ✓ Location. An Emergency Shelter providing up to 25 beds shall not be located within 300 feet of another Emergency Shelter. Large Emergency Shelters with over 25 beds shall not be located within 1,000 feet of another small or large Emergency Shelter. Shelters shall not be located within 500 feet of any existing school or daycare facility.
- ✓ Length of Stay. Occupancy for any one individual in the Emergency Shelter shall be limited to six months (180 days) within any 12-month period.
- ✓ On-site Waiting and Intake Areas. The Emergency Shelter shall provide on-site waiting and intake areas, such areas shall be located either inside the facility or fully screened from view of the public right-of-way and neighboring properties.
- ✓ Hours of Operation. Each Emergency Shelter shall establish and maintain set hours of operation for client intake and discharge. These hours shall be clearly displayed at the entrance to the shelter at all times. The shelter operator shall discourage loitering of clients in the vicinity of the shelter during non-intake hours of operation.
- ✓ Staffing. On-site management shall be provided 24 hours a day seven days a week and accompanied by support staff. Only individuals that do not utilize a client bed/or other on-site services are eligible as on-site management.
- ✓ Security. The facility shall have on-site security during all hours when the shelter is in operation. The facility shall also provide secure areas for personal property.
- ✓ Lighting. The facility shall provide exterior lighting on pedestrian pathways and parking lot areas on the property. Lighting shall reflect away from residential areas and public streets.
- ✓ Management Plan. Prior to commencing operation, the Emergency Shelter provider must have a written management plan which shall be approved by the Director. The management plan must include the following:
  - Total number of beds provided, including the number of beds, if any, are reserved for persons under the age of 16.
  - Minimum square footage of personal living space for each resident, the square footage of indoor and outdoor common areas, and the number of bathing/bathroom facilities.
  - Staffing information including the total number of staff and staffing by shift, provisions for staff training, and contact information for key staff.



- Resident identification process and the type of clientele served. Include provisions for dealing with sex offenders and/or parolees.
- Description of training, counseling, social services, or other types of services that will be provided on-site. Food related services may require additional permits and/or clearances from the Environmental Health Department.
- Neighborhood outreach including provisions to insure compatibility with surrounding area.
- Policies regarding pets. Kennels may require a permit from the Environmental Health Department. Outdoor Kennels require approval of a Conditional Use Permit when associated with an Emergency Shelter.
- Timing and location of outdoor activities.
- Temporary storage of residents' belongings.
- Safety and security including lighting.
- Site plan, floor plan, and building elevations.

Program H-3.1.6 commits the County to reviewing the above standards and revising as needed to be consistent with Government Code Section 65583(a)(4), including but not limited to review of allowed distance between emergency shelters, proximity to certain uses, and hours of operation.

## **Transitional and Supportive Housing**

Health and Safety Code Section 50675.2 defines transitional housing as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. Typically, supportive housing is targeted to a certain population, as defined in Health and Safety Code Section 53260—i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18. The types of support services that can be provided include medical and mental health care, vocational and employment services, substance abuse treatment, child care, and independent living skills training. To encourage the development of more supportive housing and address increasing levels of homelessness statewide, the State Assembly passed AB 2162 in 2018, which limits the discretionary review for supportive housing projects. AB 2162 requires jurisdictions to permit the development of supportive housing by right in areas zoned for either multi-family or mixed-use development. By requiring ministerial approval in these circumstances, the development of certain supportive housing would also fall under the California Environmental Quality Act (CEQA) exemption for ministerial approval.

In 2015, the County expanded where transitional housing was permitted to comply with State law (Senate Bill 2). As a part of the Development Code update, the County removed transitional housing as a land use



type and considers transitional and supportive housing as a residential use, subject to only the restrictions that apply to other residential uses of the same type in the same zoning district. The County developed a 40-bed transitional shelter over the past five years to support homeless and extremely low-income populations and continues to seek additional funding to support the shelter program.

Most supportive housing is built and managed by nonprofit housing developers in partnership with nonprofit service providers. However, local governments must play a proactive role in ensuring support and providing necessary approvals. Supportive housing could include furnished single-room occupancy apartments; a multi-family development where tenants with disabilities live alongside other families with low incomes; a small, more service-intensive building; or scattered-site apartments. Two supportive housing developments already exist in the County: Beverly Terrace and Countrywood Apartments. The County continues to work collaboratively across departments with Health and Human Services to provide overnight vouchers and placement of homeless individuals and families.

## **Single-Room Occupancy Facilities**

A Single-Room Occupancy (SRO) facility is regulated by Chapter 11.32 of the County Development Code and defined as a residential facility containing individual secured rooms that may have individual or shared kitchen and/or bathroom facilities. It may also include efficiency dwelling units that meet California Building Code requirements. SRO's can provide low-cost housing for those in the extremely low-and very low-income categories and can also play a role in the transitioning process from homelessness to more permanent housing. In Yuba County, SROs are permitted by right in the RH zone and allowed with an administrative use permit in the CMX, NMX, DC, and ED zones. In addition, they are conditionally permitted in the IC zone when developed as part of a permitted employment-generating use. Given the multitude of zones where this use is allowed, there are no identified constraints to establishing SRO facilities in the Development Code.



## CONSTRAINTS FOR PERSONS WITH DISABILITIES

Section 65008 of the Government Code requires localities to analyze potential and actual constraints upon housing for persons with disabilities, demonstrate efforts to remove government constraints, and include programs to accommodate housing designed for disabled persons. As part of the Housing Element process, the County analyzed its Development Code, permitting procedures, development standards, and building codes to identify potential impediments. This analysis represented a comprehensive review of the County's regulatory requirements and their potential impact on reasonable accommodations for persons with disabilities.

The County's analysis included an evaluation of zoning standards, building code interpretation and enforcement, other regulatory standards, and permit processes for compliance with the federal Americans with Disabilities Act. The County determined whether these requirements posed impediments to special housing accommodations for persons with disabilities (such as handicapped access within required setbacks or yards), whether the County facilitates alternative housing types with supportive services for persons with disabilities who cannot live independently, whether conditions for approval are reasonable, and whether parking standards allow for special vehicles for persons with disabilities. All development and building codes and permit conditions were reviewed to determine if they have the potential to constrain housing for persons with disabilities. The results of the analysis are presented below.

### Zoning and Land Use

State and federal housing laws encourage an inclusive living environment, where persons from all walks of life can find housing suited to their needs. As discussed earlier, the Development Code allows residential care facilities serving six or fewer residents by right in all zones that allow single-family residences, and conditionally permits facilities serving up to 10 persons in the AR, RE, RC, RS, RM, NMX, DC, and PLSP-HDR zones. Residential care facilities serving 10 or more residents are conditionally permitted in the AR, RE, RC, RM, NMX and DC zoning districts. The County does not have any additional siting requirements for residential care facilities. Conditional use permit procedures for residential care facilities require only a review that the proposed development meets minimum zoning and development standards.

The County also codified the reasonable accommodation process as a part of the Development Code update and accepts requests for reasonable accommodations from any applicant with disabilities, representative of a person with disabilities, or applicant proposing special needs housing for persons with disabilities. The County allows such applicants to request permits for housing, residential care facilities, accessory structures, or alternative site plans that meet the accessibility and/or assisted living needs of the applicant or residents of the proposed project. Reasonable accommodations can be requested as a waiver, which is approved by the Zoning Administrator, as described in Chapter 11.60 of the Development Code, to meet the following required findings:

1. The waiver is necessary due to the physical characteristics of the property and the proposed use or structure or other circumstances, including, but not limited to, topography, noise exposure, irregular property boundaries, or other unusual circumstance;



2. There are no alternatives to the requested waiver that could provide an equivalent level of benefit to the applicant with less potential detriment to surrounding owners and occupants or to the general public;
3. The granting of the requested waiver would not be detrimental to the health or safety of the public or the occupants of the property or result in a change in land use or density that would be inconsistent with the requirements of this Code;
4. The housing or other property subject of the request will be used by an individual or organization entitled to protection;
5. If the request is to provide fair access to housing, that the accommodation is necessary to make specific housing available to an individual protected under State or federal law;
6. The conditions imposed, if any, are necessary to further a compelling public interest and represent the least restrictive means of furthering that interest; and
7. The denial of the requested waiver or modification would impose a substantial burden on religious exercise or would conflict with any State or federal statute requiring reasonable accommodation to provide access to housing.

Permit conditions are generally limited to compliance with development standards for these zones and allow exceptions for accessory structures, parking configurations, and other design and site planning considerations that address accessibility for persons with disabilities. To ensure sufficient awareness of the procedure for those who may be eligible to access these adjustments, the County is in the process of creating a housing-related web page to post any information about the procedure on its website and currently provides information at the Planning counter. Based on the County's review of its regulatory practices and permit processes, neither zoning nor building code requirements, other development regulations, nor the County's permits processes were determined to constitute an impediment to reasonable accommodations for persons with disabilities. As part of Program 3.1.6, the County will review the reasonable accommodation procedure findings in Section 11.60 of the Development Code for constraints and conflicts with State law. If constraints or inconsistencies with State law are identified, the County will amend the Development Code to remove all identified constraints and to comply with State law.

Additionally, as part of the 2015 Development Code update, the County revised its definition of family to "One or more persons living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking and eating facilities. Members of a 'family' need not be related by blood but are distinguished from a group occupying a hotel, club, fraternity or sorority house, residential boarding house, or residential care or social service facility." The updated definition does not limit the size of a household unit, removing the perception of exclusivity for households greater than five persons held in the previous definition of family.

## Building Codes and Development Standards

The County enforces Title 24 of the California Code of Regulations, which regulates the access and adaptability of buildings to accommodate persons with disabilities. As stated above, the County permits



existing and new homes to be retrofitted or fitted for features that provide for accessibility and independent living for persons with disabilities.

## Permitting Procedures

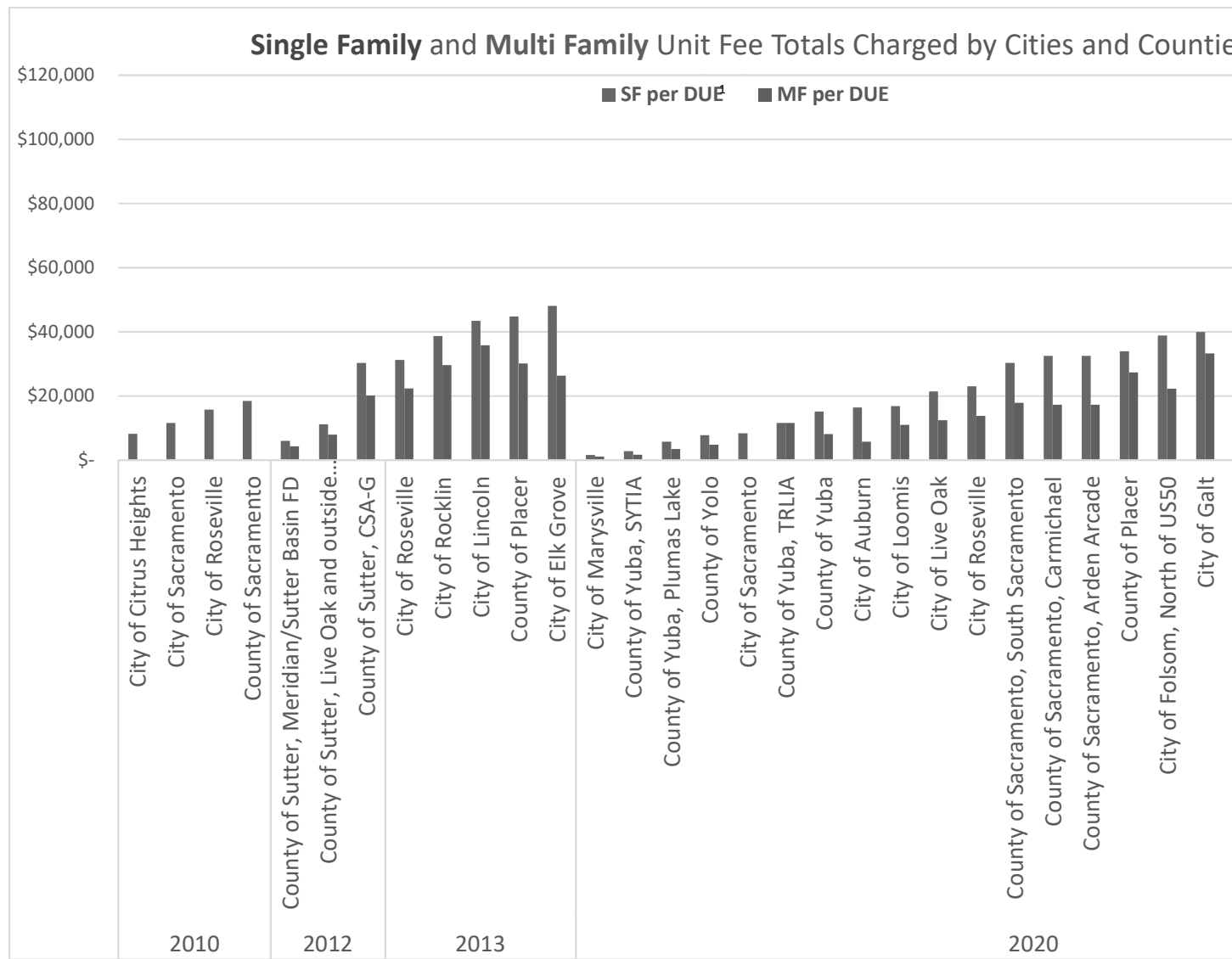
The County does not require special building codes or additional levels of review to build, improve, or convert housing for persons with disabilities. Requests for modifications to ensure housing access, such as ramps up to 30 inches in height, do not require a building permit and are processed over the counter. The County uses a standard entitlement process to ensure that facilities are sited and operated in a manner compatible with surrounding land uses. The Development Code does not specify a unique set of performance standards for community care facilities. Furthermore, the Zoning Administrator can grant administrative relief from the Development Code's dimensional requirements to achieve objectives of the Federal Fair Housing Act, the Americans with Disabilities Act, and the California Fair Employment and Housing Act by providing fair access to housing.

## PLANNING AND DEVELOPMENT FEES

The County and other public agencies charge various fees to cover both the short-term costs and long-term costs of residential development. Short-term costs include the cost of providing planning services and building inspections. In addition, new residential developments can require significant long-term investment to install, maintain, and improve infrastructure, public facilities and services, parks, and streets. In response to the fiscal constraints imposed by Proposition 13 in 1978, many California cities have relied increasingly on planning and development fees to fund the provision of services needed by new housing. Prior to 1978, property taxes generated enough revenue that many cities and counties could issue general obligation bonds backed by those taxes to pay for off-site infrastructure and public facilities needed to serve developing areas.

In 2020, SACOG completed a comparative study of the level of impact fees required by each jurisdiction in the SACOG region. On a per-unit basis (see DUE or Dwelling Unit Equivalent in the chart below), Yuba County charges lower impact fees for single-family homes and multi-family units than most of the jurisdictions in the SACOG region, including most other counties. Yuba County's 2020 single-family home impact fee of \$15,174 exceeds the Yolo County single-family impact fee but is significantly less than the fees charged for Sacramento County and Placer County. The single-family home impact fee is comparable to the single-family home fee charged by the City of Loomis and the City of Auburn. The 2020 multi-family-unit impact fees are lower than most of the jurisdictions, including counties, in the region. Though lower than the per-unit fee for single-family homes, Yuba County's \$8,070 multi-family unit fee still exceeds the Yolo County multi-family fee and is less than the fees charged by the Sacramento County and Placer County.

Figure H-15 Single Family and Multi Family Unit Fee Totals Charged by Cities and Counties



1. Dwelling Unit Equivalent



All fees in Yuba County are based on the staff time required to complete review of the project. Table H-52 shows the planning and building permit review fees charged by the Planning Department for processing residential development applications. The majority of the Planning Department's fees are revisited annually to identify and eliminate unnecessary costs as a means to help facilitate code compliance and assist smaller developments.

Of greater significance to the cost of housing than permit fees are development "impact" fees charged to residential developers by the County or other public agencies (such as public utility districts and school districts). These fees are intended to provide or improve off-site facilities such as roads, schools, fire stations and equipment, parks, storm drainage and flood protection, water, sewer, and other capital facilities. Impact fees charged by the County for the development of a typical 1,000-square-foot dwelling unit were calculated by the County. Total County-imposed facility fees, including general government, courts and criminal justice, health and social services, library, law enforcement, and parks and recreation fees, combined with traffic fees, would be about \$6,898 per single-family unit and \$5,767 per multi-family unit.

In addition to fees charged by the County, fees for services such as water, sewer, schools, fire protection, and flood protection are also charged by the districts providing those services and can vary greatly depending on the district. For example, the Linda County Water District charges fees of \$9,482 per unit for sewer service and \$5,835 for water service. For development within the Olivehurst Public Utility District (OPUD, which includes the Plumas Lake Specific Plan area for water and sewer service), fees of \$8,105 for sewer service and \$4,259 for water service are required for each new housing unit. Residences that use wells and septic tanks rather than connections to public water and sewer infrastructure require review from the Environmental Health Department. These impact fees can vary by the size and location of a project.



TABLE H-52. PLANNING/BUILDING FEES

Fee Type	2020/2021 Fee (Deposit Unless Noted)
<b>Planning Fees</b>	
Division Hourly Rate	\$147/hour
Tentative Parcel Map	\$2,940
Tentative Subdivision Tract (20 lots or less)	\$4,410
Tentative Subdivision Tract (21 to 100 lots)	\$6,615
Tentative Subdivision Tract (101 to 500 lots)	\$6,210
Tentative Subdivision Tract (501 lots or more): full cost	\$6,210
Lot Line Adjustment	\$367
General Plan Amendment/Change of Zone (200 du/10 acres nonresidential or less)	\$3,969
General Plan Amendment/Change of Zone (more than 200 du/10 acres nonresidential)	\$5,880
Specific Plan/Area Plan/Community Plan/Master Plan	\$11,025
Minor Use Permit	\$1,764
Major Use Permit	\$3,675
Conditional Use Permit Amendment	\$735
Notice of Exemption	\$220.50
Initial Study/Negative Declaration	\$1,029
Environmental Review: Initial Study + Exemption	\$1,029
Environmental Impact Report (EIR) or Environmental Impact Statement	Deposit based on contract
EIR Management Fee	30 percent of deposit
Variance: Minor/Parking	\$1,764
Variance: Major	\$2,294
Design Review	\$1,104
Development Agreement	\$2,760
<b>Building Permit Review</b>	
Single-Family Residence	\$147
Multi-family Residential	\$588

Source: Yuba County, 2020.

Fees for fire protection services provided by the major fire protection districts in the County vary by district and are based on square footage of a home rather than on a per-unit basis. The Linda Fire Protection District (LFPD) has a fee of \$1.22 per square foot for structures, and Loma Rica-Browns Valley Community Services District (LRBVCS) has a fee of \$0.49 per square foot. For the typical 1,000-square-foot house used in the County impact fee example, fire impact fees are \$1,220 in the LFPD and \$490 in the LRBVCS fire service area.



Similarly, school impact fees are assessed based on square footage and the district in which the home is located. School fees are \$3.79 per square foot for homes built within the Marysville Joint Unified School District (MJUSD) and \$4.94 per square foot for homes built within the Plumas Lake Elementary School District (PLUESD). Wheatland High School District (WHSD) also assesses fees for homes built in the South Plumas Lake Area at \$1.52 per square foot. Again, for the typical 1,000-square-foot home, school impact fees would equal \$3,790 in the MJUSD service area, \$4,940 in the PLUESD, and \$1,520 in the WHSD.

In addition to these fees, development in the Linda and Plumas Lake areas is also charged a levee impact fee for flood protection provided by the Three Rivers Levee Improvement Authority (TRLIA). The fees vary depending on the location of the development: development within the Linda Zone, as defined by TRLIA, is assessed an impact fee of \$8,943 per acre, and development within the Plumas Zone is assessed a fee of \$101,453 per acre. This is larger than all other fees in the unincorporated county, and Program H-3.1.5 proposes to address this constraint. For the typical 1,000-square-foot home, the fee would be approximately \$616 in the Linda Zone and \$6,987 in the Plumas Zone. Table H-53 shows the various fees that could be charged for the development of a 1,000-square-foot dwelling based on different locations and type of residential development.

Since there are many different districts within the County and the service areas do not always coincide, combined impact fees can vary significantly, depending on the specific location of development.

In the example shown in the table, the typical fees for the development of a 1,000-square-foot home range from between \$9,908 and \$42,860. Multi-family fees are up to four percent lower than single-family fees on a per unit location. Depending on the location, type, size, and design of the home, the total fee could represent between three percent and eleven percent of the total sales price of a new home (assuming sales price of between \$355,907 and \$403,714). The lower fee amounts typically occur in the unincorporated foothill areas, where community services like water and sewer are not provided by the County or any other entity. The higher fees tend to occur in the lower-lying areas where development requires connections to community services. Levee improvement fees in these areas add significantly to the cost of the fees. Fees for multi-family development tends to be approximately \$1,000 less per unit compared to single-family units.

As shown in Table H-54, the fees for a single-family unit make up, on average, 7.8 percent of the total construction costs depending on the area in the County. Multi-family unit fees constitute on average 7.6 percent of total construction costs based on the area. These fees are consistent with other cities in California and do not represent a significant financial constraint to new housing development.

**YUBA COUNTY GENERAL PLAN**

**Resources and Constraints**

**TABLE H-53. DEVELOPMENT IMPACT FEES**

Fee Type	Fee Amount	Linda Area		Olivehurst Area		North Plumas Lake Area		South Plumas Lake Area	
		Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family	Single Family	Multi-family
Basic County Facility Fees <sup>1,2,3,4,5</sup>	\$4.07 per sf	\$4,070	\$4,070	\$4,070	\$4,070	\$4,070	\$4,070	\$4,070	\$4,070
County Traffic Fee <sup>6</sup>		\$2,828	\$1,697	\$2,828	\$1,697	\$2,828	\$1,697	\$2,828	\$1,697
Plumas Lake Traffic Impact fee <sup>3,4</sup>		--	--	--	--	\$5,779	\$5,779	\$5,779	\$5,779
LCWD – Water Fee <sup>1</sup>	\$5,835 per unit	\$5,835	\$5,835	--	--	--	--	--	--
LCWD – Sewer Fee <sup>1</sup>	\$9,482 per unit	\$9,482	\$9,482	--	--	--	--	--	--
OPUD – Water Fee <sup>2</sup>	\$4,259 per unit	--	--	\$4,259	\$4,259	\$4,259	\$4,259	\$4,259	\$4,259
OPUD – Sewer Fee <sup>2</sup>	\$8,105 per unit	--	--	\$8,105	\$8,105	\$8,105	\$8,105	\$8,105	\$8,105
County Water Well Fee <sup>5</sup>		--	--	--	--	--	--	--	--
County Engineered Septic Fee <sup>5</sup>		--	--	--	--	--	--	--	--
LFPD Fire Protection Fee <sup>1</sup>	\$1.22 per sf	\$1,220	\$1,220	\$1,220	\$1,220	\$1,220	\$1,220	\$1,220	\$1,220
LR/BV CSD Fire Protection Fee <sup>5</sup>	\$0.49 per sf	--	--	--	--	--	--	--	--
Plumas Lake Park Impact Fee <sup>3</sup>		--	--	--	--	\$7,034	\$7,034	\$7,034	\$7,034
MJUSD School Fees <sup>1</sup>	\$3.79 per sf	\$3,790	\$3,790	\$3,790	\$3,790	\$3,790	\$3,790	--	--
Plumas Lake Elem. Fees <sup>3</sup>	\$4.94 per sf	--	--	--	--	--	--	\$4,940	\$4,940
Wheat-land High School Fees <sup>4</sup>	\$1.52 per sf	--	--	--	--	--	--	\$1,520	\$1,520
TRLIA Fees – Linda Zone <sup>7</sup>	\$8,943 per acre	\$616	\$274	\$616	\$274	--	--	--	--
TRLIA Fees – Plumas Zon <sup>7</sup>	\$101,453 per acre	--	--	--	--	\$3,105	\$3,105	\$3,105	\$3,105
<b>Total</b>		<b>\$27,499</b>	<b>\$26,368</b>	<b>\$24,546</b>	<b>\$23,415</b>	<b>\$40,190</b>	<b>\$39,059</b>	<b>\$42,860</b>	<b>\$42,860</b>

Notes: For the purposes of this example, the single-family residential analysis assumes the development of a 1,000-square-foot home on a 3,000-square foot typical finished lot in unincorporated Yuba County service area of the LRBVCS. The multi-family residential analysis assumes the development of 1,000-square foot units on an 8,000-square foot lot, with 6 units per development, in unincorporated Yuba County service area of the LRBVCS. Development in other service district areas in the unincorporated county will result in different fee amounts. Additional fees may apply based on the services provided.

1. Yuba County. Yuba County Schedule of Fees: Linda Area Production Home, effective July 1, 2019.
2. Yuba County. Yuba County Schedule of Fees: Olivehurst Production Homes, effective July 1, 2019.
3. Yuba County. Yuba County Schedule of Fees: Northern PLSP Production Homes, effective July 1, 2019.
4. Yuba County. Yuba County Schedule of Fees: Southern PLSP Production Homes, effective July 1, 2019.
5. Yuba County. Yuba County Schedule of Fees: Loma Rica/Browns Valley Production Homes, effective July 1, 2019.
6. South Yuba County Transportation Improvement Authority. Traffic Impact Study, May 1, 2019
7. Larsen Wurzel & Associates, Inc. Three Rivers Development Impact Fee, July 20, 2020

Source: Yuba County, 2019-2020.



**TABLE H-54. PROPORTION OF RATIO OF PLANNING FEES TO ESTIMATED TOTAL IN OVERALL DEVELOPMENT COST FOR A TYPICAL RESIDENTIAL DEVELOPMENT**

Development Cost for a Typical Unit	Single-Family <sup>1</sup>					Multi-family <sup>2</sup>				
	Linda Area	Olivehurst Area	North Plumas Lake Area	South Plumas Lake Area	Loma Rica/ Browns Valley	Linda Area	Olivehurst Area	North Plumas Lake Area	South Plumas Lake Area	Loma Rica/ Browns Valley
Total estimated fees per unit	\$28,161	\$25,208	\$40,852	\$43,522	\$10,570	\$27,030	\$25,401	\$41,045	\$43,715	\$11,894
Typical estimated total cost of development per unit	\$373,498	\$370,545	\$386,189	\$388,859	\$355,907	\$387,029	\$385,400	\$401,044	\$403,714	\$371,893
Estimated proportion of fee cost to overall development cost per unit	7.5%	6.8%	10.6%	11.2%	3.0%	7.0%	6.6%	10.2%	10.8%	3.2%

Source: Yuba County, 2020.

Notes:

1. Cost is for a 1,000-square-foot house on a 3,000 square foot parcel.
2. Cost is for a 1,000-square-foot unit within a 6-unit project.
3. In addition to hard costs of construction, cost for vacant residential land is included in these numbers and is assumed to be \$62,855 per acre based on land sales data obtained from Zillow.com in January 2021. Given the wide variety in sizes of vacant land available for purchase, one acre is used to estimate land costs.
4. The average construction cost per single-family unit is \$282,482 and per multi-family unit is \$297,144.

## REGULATIONS AFFECTING HOUSING SUPPLY

The Valley Growth Boundary is an area designated in the 2030 General Plan that includes the existing suburban and urbanized communities of Linda, Olivehurst, and Plumas Lake; the North Arboga Study Area; the Sports and Entertainment Zone, new job-generating areas adjacent to Highway 65; and future growth areas identified as Planning Reserve. Water and wastewater services are prioritized in this area, which is the more urbanized part of the County, and development standards vary inside the Valley Growth Boundary. Most land outside the Valley Growth Boundary is either within a High or Very High Fire Severity Hazard Zone or land preserved for grazing or agriculture, which are both inappropriate for housing development. The General Plan concluded that there is sufficient capacity inside the Valley Growth Boundary to accommodate population growth projected in the 2030 General Plan. The Housing Element RHNA is within the projected population growth analyzed in the General Plan; therefore, the Valley Growth Boundary is not a constraint to achieving the RHNA.

The County does not regulate short-term rentals and does not have inclusionary housing regulations. No other ordinances or regulatory tools in the County affect the cost and supply of housing. The Board of Supervisors and other County leadership are supportive of housing development and growth, and Yuba County has spent considerable time and resources collaborating with the developer community and general public to identify any burdens, both governmental and non-governmental, on housing



development. The County has not denied a housing project in the last 10 years, indicative of their commitment to housing development.

## DEVELOPMENT REVIEW AND PERMIT PROCESSING

The Yuba County Community Development Department is the lead entity in processing residential development applications and coordinating application processing with other County entities. Most types of development are handled administratively because most applications for residential development are for projects on four or fewer parcels (parcel maps) or multi-family projects of four or fewer units. Typical multi-family ministerial projects with four or more units take three to four months for permit issuance due to review required by other agencies for fire hazards, air quality, water service, and sewer service. A recent 150-unit multi-family ministerial project was issued a building permit within three months from the time of building permit submittal. Large development projects, such as the specific plans and planned development projects described above, require public review before the Planning Commission, which meets once per month. Multi-family projects that require an entitlement typically take three to four months from permit submittal to permit issuance.

The following discussion highlights the processing times for various types of permits from the County. These time frames do not include the additional time required to prepare a mitigated negative declaration or an EIR, respond to public comments, and certify the final environmental document. Projects that require a mitigated negative declaration or EIR can take 90 days to one year to process and review in addition to the timelines indicated below.

- ✓ Single-family and multi-family units are ministerial projects for which processing can be completed within 90 to 120 days.
- ✓ Minor conditional use permits, which are required for mobile home parks in the RM zoning district, require Staff Development Committee/Zoning Administrator administrative review and usually require 30 days to process if exempt from the California Environmental Quality Act (CEQA). If an initial study or mitigated negative declaration is chosen for compliance under CEQA, review time extends to between 90 and 120 days.
- ✓ Major conditional use permits require a Planning Commission hearing and generally require 90 to 120 days to process.
- ✓ Tentative maps typically require 30 days to determine if exempt from CEQA and 90 to 120 days to process and schedule for a Planning Commission hearing.
- ✓ Zoning changes typically require 120 to 180 days to process and require approval by the Planning Commission followed by a hearing with the Board of Supervisors.
- ✓ Waivers for items such as substandard lot sizes are handled administratively and generally require between 90 to 120 days for processing.
- ✓ Variances apply to standards that exceed the threshold of a waiver and may be granted to vary or modify dimensional and performance standards by Planning Commission approval, which generally takes 90 to 120 days to process.



Applications for building permits are usually submitted within 30 days once a project is fully entitled. These processing times are reasonable to allow adequate time to research the projects and ensure compliance with all applicable regulations, but do not require extensive public hearings, which can delay processing times and constrain development. To date, the monthly Planning Commission meeting schedule has not caused a significant delay in processing large development proposals because the Commission can schedule special meetings semi-monthly if needed to handle additional business. This has been the Commission's practice in the past. In the future, the Commission could schedule twice-monthly meetings to reduce the potential for delay if there are enough items requiring Planning Commission review. The Staff Development Committee and Zoning Administrator meet once a month and can add additional meetings if necessary. The timing of these meetings has not presented a significant delay to processing development applications.

## **PROCESSING AND PERMIT PROCEDURES**

### **BUILDING CODES IMPLEMENTATION AND ENFORCEMENT**

The County implements the 2019 California Building Standards Code through the locally adopted Building Standards Construction Code, Title X of the Yuba County Code of Ordinances. The Building Standards Construction Code establishes the minimum requirements to safeguard public health, safety, and general welfare through structural strength, means of egress, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders. The County has not adopted local amendments to the state codes.

The Chief Building Official is authorized and directed to enforce building codes for new structures or alterations to existing structures. Enforcement of codes in other situations is carried out with the immediate emphasis on any health and safety concerns by Code Enforcement staff. Code enforcement staff responds to complaints and prioritizes issues related to the health and safety of the public. Voluntary compliance is sought first, with court action against a landlord or owner as a last resort. Displacement of residents is avoided if at all possible. If a code enforcement case is filed, additional fees are required at the time of permit application.

### **SITE IMPROVEMENT STANDARDS**

Site improvements cover the range of water, sewer, circulation, and other services and infrastructure needed to facilitate residential developments. To ensure adequate improvements are in place, Yuba County requires pro-rata payments for off-site extension of water, sewer, and storm drain systems and traffic signals. For large, master planned development projects, such as Plumas Lake Specific Plan (under construction), the County will require that the developer construct the infrastructure and utilities needed to serve the new development. A developer may use several techniques to provide the needed public facilities and services, such as creating a special assessment or infrastructure financing district, annexing to an existing public utilities or community services district, or raising private capital to complete the needed improvements. These costs are passed on to the consumer through prices or rents charged for new housing, even though the added costs are not "fees" charged by the County.



Requiring developers to make site improvements, pay pro-rata shares toward infrastructure costs, and pay for additional public services increases the cost of housing and impacts the affordability of the homes; however, they are standard for most jurisdictions. Moreover, site improvements are necessary to maintain the quality of life desired by county residents and ensure that public services and facilities are in place at the time of need. Curb, gutter, and sidewalk improvements in particular are necessary to avoid drainage problems and ensure pedestrian access and handicapped accessibility.

The County maintains a list of on-site and off-site improvement standards that are applied to new developments. These standards vary by area and property location. As a typical example of the residential improvement standards, a residential subdivision in the Plumas Lake Specific Plan area would be required to provide:

- ✓ 38-foot right-of-way (consisting of two 12-foot vehicle lanes and 7 feet of parking, inclusive of 30-inch curbs and gutters on each side of the street).
- ✓ 12 feet of pedestrian improvements on each side of roads, consisting of an 8-foot planter and a 4-foot sidewalk (these are not part of the right-of-way, but rather private land with an easement dedicated to the County for maintenance).
- ✓ Water and sewer connections to the applicable service provider (Olivehurst PUD, in this example).
- ✓ Payment of applicable capital improvement fee (fee amount currently under review) to provide off-site improvements.

No other on-site or off-site improvements are required of a typical new residential development. Possible improvements necessary for atypical developments include sound walls for residences located adjacent to a major arterial roadway, extended planting strips for areas adjacent to school sites, and intersection improvements for residential developments constructed adjacent to high traffic-volume intersections.

## NONGOVERNMENTAL CONSTRAINTS

Land costs, construction costs, and market financing contribute to the cost of housing reinvestment and production. Although market conditions represent a primary factor, the County has some leverage in instituting responsive policies and programs to address market factors. The following discussion highlights market constraints to the production, maintenance, and improvement of housing.

The price of single-family housing and rents for apartments largely reflect construction costs, the cost of land, and labor costs. As housing development costs increase, so does the price of housing. The following discussion details the various components to development costs, including construction costs, land costs, and the cost of labor.

## CONSTRUCTION COSTS

Construction costs vary widely according to the type of development and the environmental conditions. According to Craftsman Book Company's online building cost calculator, an average size (2,000 square feet) single-family home built in unincorporated Yuba County will cost about \$282,482. Prefabricated factory-built or manufactured housing, which is permitted in Yuba County, may provide for even lower-



priced housing by reducing construction and labor costs. The cost per square foot to construct a single-family home averaged around \$141.

Estimated construction costs for multi-family development in Yuba County can be understood by evaluating three apartment complexes that are currently under construction: Cedar Lane Family Apartments (108 units), Cedar Lane Permanent Supportive Housing (41 units), and Olivehurst Apartments (96 units). The average construction cost per unit based on the three projects is \$297,144. The Cedar Lane Permanent Supportive Housing had the least number of units but the highest cost per unit (\$425,135), which suggests that although the overall construction cost was less than for the larger projects, it is less cost-effective to develop smaller multi-family housing projects.

## LAND COSTS

Another key cost component is raw land and any necessary improvements. Unlike construction costs and labor costs, the cost of residential and commercial sites is highly variable. Cost considerations include the number of units or density of development permitted on a particular site and the location of the site in relation to other amenities. As finished vacant land becomes scarce, developers begin to pursue more costly underutilized sites, which require the demolition of existing uses before a new project can be constructed. Thus, the price of land can vary significantly, even assuming the same proposed project.

Land costs vary drastically depending on location, zoning, and whether the land is already entitled. Based on land cost data available on Zillow in January 2021, land value for residential land listed for sale in Yuba County ranged from \$2,892 per acre to \$1,041,667 per acre. Overall, the land value for parcels zoned as residential has risen significantly since the previous planning period, and averages about \$62,855 per acre. Smaller parcels (less than one acre) are valued higher than parcels larger than one acre: the average cost per acre of the smaller parcels was \$270,001, and the average cost of land greater than one acre was \$22,166 per acre. For parcels greater than one acre, land does not account for a significant portion of the sales or rental price of a unit, and therefore land costs do not pose a constraint to developing housing on larger parcels. However, the price of land for parcels less than one acre is proportionally larger and can account for a significant portion of sales, and the price may pose a constraint to housing development on smaller parcels.

## AVAILABILITY OF FINANCING

The availability of financing affects a person's ability to purchase or improve a home. However, the recent rise in the number of foreclosures and tightening of credit availability constrains financing for home building, purchase, or rehabilitation in the region, state, and nation as a whole. Interest rates have remained low for the last several years, enabling some people to obtain financing they might not have otherwise. Typically, however, fluctuating interest rates can eliminate many potential home buyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates.

The increased use of alternative mortgage products (including graduated payment mortgages, variable and adjustable rate mortgages, interest-only loans, "stated income" loans with no income verification, zero down payment loans, etc.) over the past two decades has allowed buyers to pay lower initial interest



rates and monthly payments and receive larger home loans than they might otherwise qualify for based on their income. Even during periods of high interest rates, these alternative products allow more buyers to qualify for homeownership than would be without these products, thus minimizing the swings in home sales that accompany changes in interest rates. However, the long-term costs are less predictable with these loan types. If a buyer has an adjustable rate mortgage, for example, the “resetting” of the interest rate to a higher rate can lead to significant increases in monthly payments, even though the amount of principal owed remains the same. The unpredictability of an interest rate rise on an adjustable-rate mortgage can be especially troublesome to a homeowner who barely qualified for a home loan at the initial low interest rate. The availability of these loans has declined in response to the subprime mortgage crisis, reducing the number of home buyers with sufficient income or wealth to qualify for mortgage financing.

With a fixed-interest-rate mortgage, consumers can afford a higher-priced house when interest rates are lower. Most governmental programs that seek to increase homeownership among low- and moderate-income households rely on loan products that provide fixed-interest rates below prevailing market rates, either for the principal loan or for a second loan that provides part of the down payment for home purchase. The tightening of mortgage lending standards following the housing recession of 2008 may have decreased homeownership opportunities despite government programs to assist low- and moderate-income homebuyers.

The inability of people to pay increasing mortgage payments led to a rapid increase in the number of foreclosures throughout the County in the late 2000s and 2010s, and the greater Sacramento region was hit particularly hard. In Yuba County alone, one in every 495 homes was in foreclosure as of January 2013, many in areas that had experienced a boom in new home construction prior to the crash of the housing market, such as Linda, Olivehurst, and Plumas Lake. This rate has decreased significantly over the past few years, and as of November 2020, one in every 9,372 homes was in foreclosure.

Under the Home Mortgage Disclosure Act, lending institutions must disclose information on the disposition of loan applications by various demographic characteristics. Tables H-55 and H-56 summarize the disposition of loan applications submitted to financial institutions for home purchase and home improvement loans in the County. The tables show conventional loans, as well as loans financed with government-assistance.

## CONVENTIONAL LOANS

In 2011, lenders in Yuba County received 4,354 conventional home purchase loan applications and 171 home improvement loan applications. Lower-income households accounted for 17 percent of home purchase loans and 12 percent of home improvement loans. Among home purchase loans, 71 percent were approved, 10 percent were denied, and 19 percent went unfunded for other reasons, including withdrawn and incomplete applications. The overall home-purchase approval rates for moderate- and above-moderate-income households were 71 to 73 percent. The approval rate for applications from low-income households (50 to 79 percent AMI) was slightly less at 67 percent. Less than half (47 percent) of very low-income households were approved, and over a third (36 percent) were denied.



Home improvement loans are more difficult to obtain than purchase loans because lenders require a certain amount of home equity in order to approve a loan. On average, about 48 percent of loan applications were approved. Among the 721 applications for home improvement loans for above-moderate households in 2016, 47 percent were approved (Table H-55). Moderate-income households had the highest approval rate (58 percent). No home improvement applications were for very low-income households.

TABLE H-55. DISPOSITION OF HOME LOAN APPLICATIONS

Applicant Income	Conventional Home-Purchase Loans				Home Improvement Loans			
	Total Applications Received	Applications Approved	Applications Denied	Other Unfunded Loans <sup>1</sup>	Total Applications Received	Applications Approved	Applications Denied	Other Unfunded Loans <sup>1</sup>
Very Low (Less than 50% AMI)	129	61	47	21	40	0	20	20
Low (50-79% AMI)	683	460	99	124	150	69	49	32
Moderate (80-99% AMI)	589	419	60	110	139	81	37	21
Moderate (100-119% AMI)	557	406	46	105	187	99	64	24
Above Moderate (120% and more AMI)	2,396	1,759	174	463	721	342	240	139
Total	4,354	3,105	426	823	1,237	591	410	236

Source: Home Mortgage Disclosure Act data, 2016, Yuba City MSA. (Aggregate Table 5-2, 5-4).

1. Includes withdrawn application and files closed for incompleteness.

## GOVERNMENT-ASSISTED LOANS

In 2016, 1,365 households applied for government-assisted home purchase loans (Table H-56), which was slightly fewer than in 2011 when 1,478 households applied. Among the 2016 applicants, approximately 19 percent were lower-income households, much less than the 45 percent share in 2011. Overall, 72 percent of loans were approved and 10 percent were denied. Above-moderate-income applicants had the highest approval rates (75 percent).



TABLE H-56. DISPOSITION OF GOVERNMENT-ASSISTED HOME LOAN APPLICATIONS

Applicant Income	Conventional Home-Purchase Loans			
	Total Applications Received	Applications Approved	Applications Denied	Other Unfunded Loans <sup>1</sup>
Very Low (Less than 50% AMI)	22	13	5	4
Low (50-79% AMI)	233	149	26	56
Moderate (80-99% AMI)	247	178	24	39
Moderate (100-119% AMI)	264	192	23	46
Above Moderate (120% and more AMI)	599	447	46	86
Total	1,365	979	134	271

Source: Home Mortgage Disclosure Act data, Yuba City MSA, 2016 (Aggregate Table 5-1).

1. Includes withdrawn application and files closed for incompleteness.

## ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Environmental conditions can also pose constraints on development. Factors including proximity to earthquake fault zones, flood zones, and slopes can limit areas where housing is appropriate. Infrastructure improvements are also necessary to support new development. Housing sites must be served by adequate water and sewer services and have appropriate site access improvement.

The following discussion examines the environmental and infrastructure constraints in the County and how these constraints are mitigated.

### FLOOD HAZARDS

Flood hazards present the main environmental constraint to the development of housing in the County. Several areas of the County are subject to flooding from the Yuba River, Bear River, Feather River, tributaries of these rivers, and from storm runoff. Nearly the entire western portion of the County, including the urbanized areas of Linda, Olivehurst, and Plumas Lake, is within either a 100-year or 500-year flood hazard area. Although the County enforces strict building standards for structures in flood hazard areas, new levee standards have been established because of major flood events in California in recent years and the devastating floods in New Orleans in 2005. These new standards require that urban areas achieve 200-year flood protection overall, although some areas, such as Marysville, may require more protection. Currently, substantial levee improvement projects and investments in levee improvements are being made throughout California, including major projects in Yuba County. The most notable improvements are being made by the Three Rivers Levee Improvement Authority (TRLIA), a joint powers authority formed by Reclamation District 784 and Yuba County in 2004 to finance and construct levee improvements, in particular many of the levees protecting the areas mentioned above, where much of the County’s future development is anticipated. Several projects have been completed, and many more are in process or planned.



## INFRASTRUCTURE CONSTRAINTS

In planning for growth, it is important to ensure that adequate public facilities and services are available to meet the anticipated demand. Discussed below are the major public services in the County, which include water supply, and water and sewer infrastructure.

### Water Supply

Within the urbanized areas of the County, the Linda Water and Sewer District and the Olivehurst Public Utility District provide water service. Housing units in other areas of the County receive water from private wells.

#### *Linda County Water District*

Linda County Water District (LCWD) provides domestic water service for a population of approximately 18,000 and has approximately 4,993 service connections. Each housing unit uses about 0.46 acre-feet per year (AFY). Based on the current water system, the LCWD expects that it can accommodate minimal future growth until a new well and treatment site are added to the system. Currently the District is only issuing new water services to the new infill projects and affordable housing projects. The District requires additional water supply to meet the needs of future projects within the District, and new subdivisions will require the construction of Well No. 17 before receiving service. Additional infrastructure capable of providing an additional 4,000 gpm (gallons per minute) average daily and 7,000 gpm peak flow will be added by proposed Well No. 17 and associated storage tank, to keep up with projected Urban Water Management Plan (UWMP) projections. The Well No. 17 site has been acquired and the production well drilled, the pumping system, treatment facilities and storage tank have completed the design process and construction is anticipated to begin in the next 12 months. LCWD anticipates Well No. 17 will be operational within the next two years. The construction of Well No. 17 is predicted to meet the District's water supply needs for the next 10 years, until 2030 and to provide sufficient connections for the sites identified in the Housing Element that are located in the district.

#### *Olivehurst Public Utility District*

Olivehurst Public Utility District (OPUD) provides water for potable use, wastewater and drainage services, parks, lighting maintenance, fire protection, and emergency medical services to Yuba County and its communities. In 2020, OPUD had 6,400 service connections. Currently, OPUD operates two water infrastructure systems: one serving the Olivehurst area, and the other serving Plumas Lake. OPUD has capacity for 3,200 additional connections in the Plumas Lake area and 2,500 connections in the Olivehurst area. OPUD anticipates significant growth within its service area, and has begun planning to accommodate that growth. This may pose a constraint to future housing development in the developed area of Olivehurst, including the proposed redevelopment in that area.

OPUD's current service population is approximately 30,700 as of 2020. OPUD has planned for improvements to the Olivehurst water delivery system and the expansion of the Plumas Lake system to accommodate projected growth in that area. Expansion of the System expansions can be financed using developers fees, which would be collected and development as growth occurs.



These two water districts have master plans to ensure that water service is available to residential development in the service areas for the districts. New developments are required to install new wells and treatment facilities as necessary, with maintenance and ownership transferring to the districts. Development must be located within district boundaries in order to be provided with water service. There is ample groundwater available in this area to support the continued growth of residential uses in planned growth areas of the County. Existing infrastructure cannot support future development, but since water delivery infrastructure will be developed and funded by developers as development occurs, it is assumed that current procedures for providing water service are sufficient to ensure that adequate water service will be available for planned residential uses in the County. However, due to the need for improvements to the OPUD water delivery infrastructure in the Plumas Lake area of projected for future development, full buildout of that area could be constrained. Regardless, there are enough connections available to address the sites inventory identified in this Housing Element.

## **Sewer Service**

The urbanized areas of the County are connected to public sewer systems under the management of either the Linda Water and Sewer District or the Olivehurst Public Utility District. The other areas of the County use septic tanks for sewer service.

### ***Linda County Water District***

Linda County Water District (LCWD) operates a wastewater treatment plant (WWTP) with the capacity to treat an average dry weather flow (ADWF) of 5.0 mgd (million gallons per day) of wastewater. Currently, the treatment facilities treat wastewater generated within the District's boundaries totaling 1.5 mgd and flow from the City of Marysville providing an additional 1.0 mgd. The current treatment facilities have the capacity to treat a further 2.5 MGD wastewater generated by growth within the area. This excess capacity will meet the needs of projected growth for 10 or more years without the need for an expansion of treatment facilities. There is sufficient wastewater treatment capacity to provide sufficient connections for sites identified in the Housing Element that are located in the district.

### ***Olivehurst Public Utility District***

OPUD provided wastewater collection, treatment, and disposal services to 6,400 service connections within its service area, which includes the communities of Olivehurst and Plumas Lake, and has capacity for 6,400 additional connections. OPUD operates a wastewater treatment facility currently permitted for 3 MGD discharge. The wastewater treatment facility has an average dry weather flow of 1.2 MGD and average wet weather flow of 1.3 MGD. Upgrades are planned for infrastructure improvements to the Plumas Lake system to improve service to that area in the next two years. Full buildout in the Plumas Lake area, along with existing demand, would result in total flows to the wastewater treatment plant in exceedance of the current available capacity. However, there is sufficient wastewater treatment capacity to provide sufficient connections for the sites identified in the Housing Element that are located in the district. Furthermore, OPUD will continue to collect development impact fees that will be used to develop the infrastructure necessary to accommodate new growth within its service area as it occurs.



## Summary of Water and Sewer Service Capacity

Based on information provided by the LCWD and the OPUD, these two providers have planned for the expansion of water and wastewater infrastructure needed to meet future demands. The continued collection of development impact fees and current plans for infrastructure expansions and improvements will ensure that growth does not outpace each district’s ability to serve it, but does not guarantee that these needed improvements will occur prior to 2029. Therefore, infrastructure could present a constraint for future development of affordable housing prior to 2029. However, only properties with sufficient infrastructure (water and sewer) through 2029 are included in the sites inventory in Appendix A.

Table H-57 below provides information pertaining to water and wastewater capacity in communities where sites have been identified in the “Inventory of Sites” section of this chapter.

**TABLE H-57. SUMMARY OF WATER AND WASTEWATER CAPACITY FOR COMMUNITIES WITH IDENTIFIED SITES**

Category	Linda	Olivehurst
Service Provider	Linda County Water District (Water and Wastewater)	Olivehurst Public Utility District (Water and Wastewater)
Water Source	Groundwater	Groundwater
Current Total Connections	4,993 (Water) 5,000 (Wastewater)	6,400 (Water) 6,400 (Wastewater)
Current Water Supply	16,470 AFY	3,016 AFY
Current Water Demand	0.46 AFY per connection	0.47 AFY per connection
Current Wastewater Capacity	6.7 MGD (Designed)	3 MGD (Permitted)
Current Wastewater System Demand	1.0 MGD	1.2 MGD (Dry weather) 1.3 MGD (Wet weather)
Available Capacity / Connections for New Service	200 connections (Water) 8,000 connections (Wastewater)	6,400 connections (Water) 6,400 connections (Wastewater)
Dwelling Units in Inventory of Sites	About 2,321 units	About 2,013 units
Surplus or Deficit of Connections	-2,121 water connections (deficit)* 5,679 wastewater connections (surplus) *At least 3,000 additional water connections will be available within 2 years.	4,387 water and wastewater connections (surplus)
Affordable Housing Reservation	Currently, water service is only approved for affordable housing or infill development applications.	Information not provided
Issuing Letters of Intent to Serve	Well No. 17 is anticipated to allow the connection of an additional 3,000 to 4,000 connections. Design of improvements is complete, construction to begin with completion of funding, of which the biggest portion will be State Funding through the Drinking Water SRF.	Yes
Infrastructure Improvements	Within 2 years, the District expects to complete Well No. 17, which will provide an additional 3,000 to 4,000 connections.	The District anticipates infrastructure repair, raising iron, and pavement-related repairs in the Plumas Lake area in the next 2 years.

Source: Yuba County, 2021; Olivehurst Public Utility District, 2021; Linda County Water District, 2021.



# EVALUATION OF ACHIEVEMENTS

## EFFECTIVENESS OF THE ELEMENT

This chapter evaluates the achievements of the existing Housing Element and assesses whether the existing programs are still relevant for the current and future housing needs of Yuba County. The County worked diligently to address the housing needs of special needs groups. Some of the accomplishments are highlighted below:

- ✓ All Special Needs Groups: Regional Housing has annually worked with the federal government on expanding Yuba County's Section 8 vouchers, increasing the number of vouchers from 376 to 1,751 vouchers since the previous housing element.
- ✓ Seniors. The County completed the update of the Development Code and included incentives in the code to incentivize senior housing in the County
- ✓ Large Families/Households. The County has partnered with Regional Housing to develop a 108-unit affordable housing project that will provide housing for large families. It is scheduled to begin construction in 2021.
- ✓ Military Personnel. The County meets with Beale AFB personal quarterly and discusses housing needs and opportunities. The County gave an annual presentation to the base commander and all unit commanders on the Yuba County housing market.
- ✓ Homeless Persons, Those with Disabilities, and Extremely Low-Income Households.
  - The County updated its Development Code (Zoning Ordinance) in 2015 to allow transitional and supportive housing where other residential uses are allowed. Yuba CDSA works collaboratively with the Homeless Project Manager position in Health and Human Services on overnight vouchers and placement of homeless individuals and families. The Homeless Project Manager position was created specifically to address the objectives of this policy. The County created a Bi-County Homelessness Task Force with Sutter County, City of Yuba City, and the City of Marysville.
  - The County and Regional Housing have successfully received funding for a 48-unit permanent supportive housing project. Construction will commence in 2021 and work has been ongoing to find more funding sources to help with homeless and extremely low-income populations.
  - The County has created a full-time position to address the County's extremely low-income households and homeless population. The County created a 40-bed homeless transitional

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shelter, and work has been ongoing on finding more funding sources to help with homeless and extremely low-income populations.

- Farmworkers. The County in its 2015 Development Code update made farm labor housing a permitted use in the AE zoning designations in compliance with the state Employee Housing Act. Multi-unit residential boarding uses located in nonagricultural districts are also allowed by right.

This evaluation provides valuable information on whether Housing Element programs have been successful in achieving stated objectives and addressing local needs. Many policies and programs from the previous Housing Element continue to successfully provide housing opportunities; however, other programs needed to be modified or new ones added to respond to changing demographics, needs, and objectives.

State law requires the review and evaluation of prior achievements as part of a Housing Element update. California Government Code Section 65588 requires that this evaluation assess:

- ✓ The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- ✓ The effectiveness of the Housing Element in attaining the community's housing goals and objectives.
- ✓ The progress of the County in implementing the Housing Element.

Each program of the 2013–2021 Housing Element is included below with statements regarding the County's achievements and an evaluation and discussion of the County's proposed direction for the Housing Element update.

**YUBA COUNTY GENERAL PLAN**

*Evaluation of Achievements*

Housing Program	Progress?
<p><b>Implementation Program H-1.1.1, Provide Adequate Sites for Housing.</b></p> <p>Maintain high-density residential designations on sufficient sites in the unincorporated areas of the County: Linda, Olivehurst, Plumas Lake Specific Plan, East Linda Specific Plan, and future growth areas and specific plans to accommodate the County’s share of regional housing needs between 2013 and 2021 under the SACOG Regional Housing Needs Plan (adopted in 2012). The County assumes for the purpose of analysis in the Housing Element that projects on vacant parcels will build out, on average, at 80 percent of the maximum permitted density. In addition, the County has analyzed local conditions and market trends by working with local multi-family housing developers to determine that 15 units per acre is an acceptable minimum density for high-density affordable housing development.</p> <p>Analysis of land currently available for residential development has been performed and found that there are sufficient vacant sites available for development of above moderate-, moderate-, low-, very low- and extremely low-income housing units.</p> <p>The 2030 General Plan also identified new growth areas within the Valley Growth Boundary where higher density residential development will be allowed in conjunction with job-generating uses. These areas are identified on the General Plan Land Use map as Commercial/Mixed Use, Employment Village, and Planning Reserve. The County is currently processing an application for the Magnolia Ranch Specific Plan. If approved, the Magnolia Ranch Specific Plan will provide sites for more than 340 residential units at a minimum of 20 units per acre.</p> <p><b>Specific Objective:</b> N/A  <b>Responsibility:</b> Community Development and Services Agency.  <b>Time Frame:</b> Complete comprehensive zoning code update in 2014.  <b>Funding:</b> Planning fees, Strategic Growth Council grant, General Fund.</p>	<p>The County completed its comprehensive zoning code update in 2015 and maintained high-density residential designations on sufficient sites in the unincorporated areas ensuring the zoning code update provides more adequately zoned sites for housing than needed for our RHNA numbers. The program has been completed.</p>
<p><b>Implementation Program H-1.1.2, Maintain Sufficient Inventory of Vacant Land.</b></p> <p>The comprehensive zoning code update will assign zoning and allowed densities to all unincorporated County parcels to implement the 2030 General Plan and ensure that sufficient sites at appropriate densities remain to meet the 2013 to 2021 RHNA numbers.</p> <p><b>Specific Objective:</b> N/A  <b>Responsibility:</b> Community Development and Services Agency.  <b>Time Frame:</b> Complete comprehensive zoning code update in 2014.  <b>Funding:</b> General Fund.</p>	<p>The County completed its comprehensive zoning code update in 2015, and it provides more adequately zoned sites for housing than needed for our RHNA numbers. The program has been completed.</p>



Housing Program	Progress?
<p><b>Implementation Program H-1.2.1, Housing for Older Adults</b></p> <p>The County should continue to provide incentives for elderly housing, including density bonuses, fee reductions for lower income housing, expedited permit processing to meet project funding deadlines, and information that may be useful in applying for governmental funding (see Goal H-3). In addition, the County will continue to use the planned development process and specific plans to allow for flexibility in housing styles, lot patterns, and the inclusion of supportive services oriented to the needs of older adults.</p> <p><b>Specific Objective:</b> To increase the availability of housing choices for seniors in Yuba County.</p> <p><b>Responsibility:</b> Community Development and Services Agency.</p> <p><b>Time Frame:</b> Current and ongoing.</p> <p><b>Funding:</b> Funding for senior housing projects includes Community Development Block Grant (CDBG), HOME, California Housing Finance Agency (CalHFA) help and multi-family housing programs, California multi-family housing program, federal (US Department of Housing and Urban Development (HUD)) Section 202 and 221 programs. Funding for fee reductions would be from the General Fund.</p>	<p>The County has Development Code incentives in place to incentivize senior housing in the County. The number of seniors has increased since the last housing element. This program will be continued.</p>
<p><b>Implementation Program H-1.2.2, Housing for Large Families</b></p> <p>The County will continue to permit child care and other supportive services in proximity to, and on site in conjunction with, housing for families with children. As feasible, the County will meet with housing providers to determine needs and priorities for family housing (see Program H-2.1.1 and programs to implement Goal H-5, equal housing opportunity). The County will continue to use development standards (parking, building coverage, etc.) for multi-family housing projects that allow for units with three or more bedrooms. Amend the zoning code to allow for neighborhood services as a conditionally permitted use in the R-2, R-3, and SP-1 residential zones.</p> <p><b>Specific Objective:</b> Ensure that the proportion of new housing units suitable for families, particularly affordable housing units, is as close as possible to the proportion of family households in the population at-large.</p> <p><b>Responsibility:</b> Community Development and Services Agency.</p> <p><b>Time Frame:</b> Current and ongoing; meet with housing providers in early stages of project design and application funding.</p> <p><b>Funding:</b> Permit fees, General Fund; potential funding sources for housing construction include the state’s multi-family housing program, CalHOME Program, CALHFA multi-family programs and help program, state and federal low-income housing tax credits, mortgage revenue bonds (see Program H-2.2.1), CDBG, HOME, and USDA rural housing services 515 program.</p>	<p>The County amended its Development Code (Zoning Ordinance) to allow neighborhood services in all zoning designations in our Valley Growth Boundary (area future growth was projected), and the County has reduced parking standards and FAR requirements to better accommodate larger households.</p> <p>The County continued to permit child care and other supportive services in proximity to and on-site in conjunction with family housing. The County has partnered with Regional Housing to develop a 108-unit affordable housing project that will commence construction in 2021. The objectives of this program have been accomplished and it will not be continued.</p>

**YUBA COUNTY GENERAL PLAN**

*Resources and Constraints*

Housing Program	Progress?
<p><b>Implementation Program H-1.2.3, Housing for Military Personnel</b></p> <p>To ensure that military personnel have adequate access to the local housing market, the County will continue to meet with representatives of Beale Air Force Base (AFB) to determine if there are specific actions the County can take to assist the Beale AFB in implementing the Air Force Center for Environmental Excellence housing privatization program and family housing master plan as it pertains to Beale’s recently completed housing assessment. If any such actions are identified, the County will cooperate with the Beale AFB to identify development opportunities and sources of funding for housing to meet their needs. Increase efforts to identify potential developments and funding sources for affordable rental housing projects in close proximity to the Beale AFB.</p> <p><b>Specific Objective:</b> To increase the supply of housing for military personnel and their families.</p> <p><b>Responsibility:</b> Community Development and Services Agency.</p> <p><b>Time Frame:</b> Ongoing, meet with Beale AFB staff annually.</p> <p><b>Funding:</b> General Fund.</p>	<p>The County meets with Beale AFB personnel quarterly and discusses housing needs and opportunities. The County gives an annual presentation to the base commander and unit commanders on the Yuba County housing market.</p> <p>The County and Regional Housing are seeking to develop an affordable housing site in Plum Lake and have reached out to Beale AFB for providing support for that project. The AFB has not expressed interest in housing projects or housing support from the City since the past Housing Element.</p>
<p><b>Implementation Program H-2.1.1, Pursue Funding Under State and Federal Programs</b></p> <p>Continue to collaborate with affordable housing providers to identify appropriate state, federal, or private funding to finance the development of housing affordable to extremely low-, very low-, low- and moderate-income households, the development of shelter facilities for special housing needs groups, and the provision of supportive services. The use of the programs listed below is predicated upon reaching agreements with interested nonprofit or private developers to construct low- and/or moderate-income housing.</p> <p>The County’s role in the pursuit of state and federal funding will be dependent on available staffing and funding and may include the following:</p> <ul style="list-style-type: none"> <li>• County staff will meet annually with housing authority staff and representatives of other agencies and private entities that provide housing, shelter, and supportive services (see Program H-6.1.1) to determine: <ul style="list-style-type: none"> <li>○ specific projects or programs that these organizations intend to pursue.</li> <li>○ funding requirements.</li> <li>○ appropriate state, federal, or private funding sources that should be accessed.</li> <li>○ the appropriate lead agency for submitting a funding request.</li> <li>○ the County’s role in supporting a funding request when the County is not the lead agency.</li> </ul> </li> </ul> <p>The schedules of project or program proposals and the application cycles of state, federal, and private funding programs will dictate the frequency and timing of meetings each year. Funding requests, whether by the County or others, will generally occur in the spring and fall of each year (although some funding source have application cycles other than those two times of year).</p>	<p>The County has met annually with housing authority staff to determine eligibility for funding sources. Yuba County works closely with the Regional Housing Authority on funding sources.</p> <p>The County and Regional Housing have successfully received funding for two affordable housing projects. Both projects are located on County property on Cedar Lane and will consist of a 48-unit permanent supportive housing project and a 108-unit affordable family apartment complex. Construction for both projects will commence in 2021.</p>



Housing Program	Progress?
<ul style="list-style-type: none"> <li>● Based on the results of annual meetings with housing providers, the County may apply directly for funds that require a municipality as the applicant (such as the Small Cities CDBG Program). For programs in which either a municipality or a nonprofit organization may apply (such as the non-entitlement HOME program), the County will meet with the nonprofit seeking funding to determine the most appropriate applicant. When a nonprofit organization intends to apply directly for funding, Yuba County may undertake one or more of the following actions to support the applicant:               <ul style="list-style-type: none"> <li>○ expedited project review and approval to coincide with the application funding cycle.</li> <li>○ approval of density bonuses and/or other incentives, as provided for in chapter 12.130 of the Yuba County Zoning Ordinance, to increase the financial feasibility of the proposed project.</li> <li>○ assistance in assembling demographic and housing needs data to support the application.</li> <li>○ assistance in grant administration, if necessary, to demonstrate administrative capacity to the funding source.</li> </ul> </li> </ul> <p><b>Specific Objective:</b> N/A</p> <p><b>Responsibility:</b> Community Development and Services Agency.</p> <p><b>Time Frame:</b> Current and ongoing. Meet with housing providers prior to subsequent fiscal year funding cycles for various state and federal programs. Apply for funding, or assist nonprofit organizations in applying for funding, quarterly between 2013 and 2021, as appropriate. The frequency of applications will be based on the funding cycles for specific state and federal programs, County staff capacity, and the readiness of proposed programs or projects that meet state and federal funding criteria. (See Program H-3.1.6 for further details on the timing of regulatory changes and Program H-1.2.1 for timing of meetings with housing providers.)</p> <p><b>Funding:</b> Funding sources that the County anticipates may be used during the 2013–2021 period for multi-family housing construction are: state CDBG, HOME, multi-family housing program, and CalHOME programs; CalHFA multi-family programs; low-income housing tax credits; federal home loan bank affordable housing program; HUD Section 221(d), Section 202 (elderly), Section 811 (persons with disabilities); emergency shelter assistance program (administered through the state of California); child care facilities finance program (administered through the state of California).</p> <p>Funding sources that the County anticipates may be used during the 2013–2021 period for homebuyer assistance are HOME, mortgage credit certificates or revenue bonds, CalHFA down payment assistance program, CalHOME program, and the California Self-Help Housing Program.</p>	

**YUBA COUNTY GENERAL PLAN**

*Resources and Constraints*

Housing Program	Progress?
<p><b>Implementation Program H-2.1.2, Community Reinvestment Act</b></p> <p>Continue contacting financial institutions operating in the County to determine their interest in providing financing for low- and moderate-income housing in the unincorporated areas. Examples of actions the County may pursue are:</p> <ul style="list-style-type: none"> <li>• Refer affordable housing providers to those institutions that have active community development lending programs.</li> <li>• Discuss home loan practices with lenders, particularly lending patterns in Olivehurst and Linda, and seek commitments to provide funding in conjunction with County funding (through state and federal programs) for housing and neighborhood improvement activities in those two communities.</li> <li>• Discuss practices with lenders that could aid small multi-family projects (typically two to four dwelling units) to obtain funding.</li> </ul> <p><b>Specific Objective:</b> N/A  <b>Responsibility:</b> Community Development and Services Agency.  <b>Time Frame:</b> Contact lenders annually, between September and December. Make available a list of participating lenders to housing providers. Provide referrals of housing providers to participating lenders as requested.  <b>Funding:</b> Housing &amp; Community Services Funds; General Fund.</p>	<p>The County has worked with housing providers on referring them to community lending programs, but the County has not worked with local lenders to provide lending programs in Linda and Olivehurst communities. This initiative was intended to commence in 2019. The County did not contact any local lenders or financial institutions.</p>
<p><b>Implementation Program H-2.1.3, Housing Authority Programs</b></p> <p>The Yuba County Housing Authority will continue to seek additional housing choice vouchers (“Section 8” certificates) from the federal government. The County will work with the Housing Authority to help lower-income renters with housing vouchers to find housing units. Work with property owners to both accept housing vouchers and meet program requirements for housing quality and condition.</p> <p><b>Specific Objective:</b> N/A  <b>Responsibility:</b> Community Development and Services Agency; Housing Authority.  <b>Time Frame:</b> Annual applications for housing choice vouchers.  <b>Funding:</b> Federal Housing Choice Voucher program.</p>	<p>The County has contracted all housing-related services to the Regional Housing Authority. The County has worked with the Regional Housing Authority annually on working with property owners to accept housing vouchers and meet program requirements. Regional Housing Authority annually worked with the federal government on expanding Yuba County's Section 8 vouchers, increasing the number of vouchers from 3,175 to 1,751 vouchers since the previous housing element.</p>



Housing Program	Progress?
<p><b>Implementation Program H-2.1.4, Promote the Use of Housing Programs</b></p> <p>The County will continue to promote the use of state and federal housing programs by continuing to prepare program brochures that briefly describe available programs, who is eligible to apply, and how to apply. The brochures will be distributed to community organizations and institutions; copies will be available at County offices, libraries, post offices, and community centers, and copies will be distributed directly to residents in target areas (for programs targeted to specific communities). The County will also post program information on its website and develop a website application that can be downloaded by interested individuals.</p> <p><b>Specific Objective:</b> N/A</p> <p><b>Responsibility:</b> Community Development and Services Agency; Health and Human Services Department.</p> <p><b>Time Frame:</b> Ongoing; annually distribute program information during the fall, or when new funding becomes available.</p> <p><b>Funding:</b> Housing set-aside funds; Housing &amp; Community Services Funds.</p>	<p>The County is in the process of creating a housing-related web page to post any information from the 6th housing element and all of the County's CDBG programs.</p>
<p><b>Implementation Program H-2.2.1, Tax-Exempt Bond Financing</b></p> <p>Yuba County will continue to participate in the CRHMFA Homebuyers Fund which enables residents to take advantage of programs that provide financing assistance with first mortgages, down payments, and closing costs through the use of tax-exempt bonds. It is administered by the National Homebuyer's Fund. See Program H-2.1.4 for information on how the County will promote this program. In addition to promotion efforts in Program H-2.1.4, the County will make available information on the availability of homebuyer financing to the local board of Realtors, and local lending institutions. Since most building permits are either submitted by housing developers and contractors and not homeowners themselves, information will additionally be provided on various Community Development and Services Agency web pages, within the Housing Department, and at brochure kiosks within the Community Development and Services Agency.</p> <p><b>Specific Objective:</b> N/A</p> <p><b>Responsibility:</b> Community Development and Services Agency.</p> <p><b>Time Frame:</b> Current and ongoing.</p> <p><b>Funding:</b> Tax-exempt bond proceeds; Housing &amp; Community Services Funds; General Fund.</p>	<p>Yuba County CDSA has maintained brochure kiosks at its front counters containing information about programs for which residents of Yuba County may be eligible. The County provided the same information to the local Board of Realtors and lending institutions. The County is in the process of creating a housing-related web page to post any information from the 6th housing element cycle and all of the County's housing programs and other programs available to County residents.</p>

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Housing Program	Progress?
<p><b>Implementation Program H-2.2.2, Regulatory Incentives</b></p> <p>The County will offer a minimum density bonus provided for in state law and, in addition, consider additional density bonuses on a case-by-case basis if the proposed development meets a special housing need that cannot be met without the additional density bonus. Other development incentives/concessions that the County may consider on a case-by-case basis are:</p> <ul style="list-style-type: none"> <li>• fee reductions, the amount of the reduction depending on the financial need of the project to maintain the affordability of dwelling units.</li> <li>• priority permit processing to "fast track" affordable housing projects.</li> <li>• low-interest financing (if available as a result of a successful tax-exempt bond issue or application for financing from a state or federal agency).</li> <li>• alternative development standards, provided the alternative standards are used to reduce the cost per unit of the affordable dwelling unit and the alternative standards can meet County health and safety requirements for water, wastewater, drainage, and emergency service access.</li> </ul> <p>The County will promote its density bonus program through an informational brochure available at the County's permit counter, information posted on the County's website, and at pre-application meetings with housing developers. The Development Code update will reevaluate development standards for affordable housing and age-restricted projects so that special exceptions and/or density bonuses may not be required to meet the needs of these types of projects, thus reducing the processing time and cost for such projects.</p> <p><b>Specific Objective:</b> Increase awareness of the County's density bonus program and encourage its use in conjunction with affordable or senior housing.</p> <p><b>Responsibility:</b> Community Development and Services Agency.</p> <p><b>Time Frame:</b> Current and ongoing. Amendments to comply with GC §65915 will be included in the comprehensive Development Code update. Provide information at permit counter and post on County's website within 60 days of adoption of Development Code.</p> <p><b>Funding:</b> Permit fees; General Fund.</p>	<p>Yuba County CDSA, on an ongoing basis, has been promoting its density bonus program at the front counter, in pre-development meetings and with housing developers. CDSA updated the Planning Department's web page and has information listed on the website as of early 2021.</p>



Housing Program	Progress?
<p><b>Implementation Program H-2.2.3, Housing for Extremely Low-Income Households</b></p> <p>Ensure that the needs of extremely low-income households, including homeless youth, are specifically considered in local housing programs.</p> <p>The County, as feasible, will continue to apply for and use available housing resources, including project-based rental subsidies, such as local housing choice vouchers, federal housing assistance payment vouchers, and state Mental Health Services Act vouchers, and other resources such as the Neighborhood Stabilization Program (NSP) and CDBG and HOME funds for the provision of housing for extremely low-income households.</p> <p>The County will coordinate with affordable and special needs housing providers to track the number of extremely low-income units produced and preserved and to maintain the affordability of existing housing affordable to extremely low-income households.</p> <p>The County will coordinate with housing providers and seek funding for acquiring and rehabilitating and/or converting rental properties or motels to create housing units for extremely low-income households.</p> <p>The County may also seek funding to "buy down" the cost of new or preserved housing units in either income-restricted or mixed-income housing projects, if cost-effective.</p> <p><b>Specific Objective:</b> Assist in obtaining funds and supporting services for extremely low-income households including the homeless; pursue funding applications for 4-5 extremely low-income households during the planning period.</p> <p><b>Responsibility:</b> Community Development and Services Agency.</p> <p><b>Time Frame:</b> Meet with special needs housing providers annually and ongoing.</p> <p><b>Funding:</b> General Fund, regional, state, and federal housing grants, loans, and other funding programs.</p>	<p>The County has created a full-time position to address the County's extremely low-income households and homeless population. The County created a 40-bed homeless transitional shelter, and work has been ongoing on finding more funding sources to help with homeless and extremely low-income populations.</p> <p>The County has not worked with housing providers to track the number of extremely low-income units produced and preserved and to maintain existing affordable housing due to a lack of resources to complete this program.</p>

**YUBA COUNTY GENERAL PLAN**

*Resources and Constraints*

Housing Program	Progress?
<p><b>Implementation Program H-3.1.1, Homeless Services</b></p> <p>Yuba County will continue to cooperate with homeless shelter providers and meet the needs of individuals and families without permanent housing, including the homeless. In addition, the County will meet with providers of emergency shelters and transitional housing to determine the need and appropriate locations for such facilities in the unincorporated area (see Program H-1.2.1). The County will take the following actions to meet the needs of the homeless:</p> <ul style="list-style-type: none"> <li>• The zoning code will be amended to define and allow transitional and supportive housing by right in all zones where residential uses are allowed. These uses will be allowed in the same way as other residential uses in the zones.</li> <li>• The County should assist shelter and transitional housing providers in applying for state and federal funding to support the development of emergency shelters and transitional housing (see Program H-6.1.1).</li> <li>• The County should continue to work with homeless service providers, through the County Health and Human Services Department, to arrange for motels to overnight vouchers for homeless persons and the placement of homeless individuals and families.</li> <li>• The County will meet with representatives of Marysville, Yuba City, and Sutter County to determine the need and a potential location for an additional site for a homeless facility serving the Yuba City-Marysville urban area.</li> </ul> <p><b>Specific Objective:</b> N/A</p> <p><b>Responsibility:</b> Health and Human Services Department, Community Development and Services Agency.</p> <p><b>Time Frame:</b> Current and ongoing; meet with local government representatives as necessary to reach consensus on the need and appropriate location for an additional homeless facility.</p> <p><b>Funding:</b> General Fund; potential sources of funding for homeless facilities and services include federal emergency shelter grants, Shelter Plus Care Program, Housing for Persons with Aids, Emergency Housing Assistance Program, and CDBG.</p>	<p>The County updated its Development Code (Zoning Ordinance) in 2015 to allow transitional and supportive housing where other residential uses are allowed. Yuba CDSA works collaboratively with the Homeless Project Manager position in Health and Human Services on overnight vouchers and placement of homeless individuals and families. The Homeless Project Manager position was created specifically to address the objectives of this policy. The County created a Bi-County Homelessness Task Force with Sutter County, City of Yuba City, and the City of Marysville. Sutter County created a 40-bed homeless transitional shelter, and work has been ongoing to find more funding sources to help with homeless and extremely low-income populations.</p>
<p><b>Implementation Program H-3.1.2, Housing for Farmworkers</b></p> <p>Seek to meet the needs of farmworkers and their families to increase the supply of affordable housing for low-income families, many of whom are farmworkers (see Programs H-6.1.1 and H-1.2.2). Migrant farmworker housing is currently allowed only in the Exclusive Agricultural (AE) zone, although Implementation Program H-3.1.6 commits the County to amending the Development Code to allow housing for six persons or less in the same way residential structures are allowed in zones allowing residential uses and to allow employee housing of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone to comply with the state Employee Housing Act. This will benefit year-round residents employed in agriculture, the overwhelming majority of who are low income and who tend to have a higher percentage of large families. The County will continue to meet with the Agricultural Commissioner, farmers, ranchers,</p>	<p>The County in its 2015 Development Code update made farm labor housing a permitted use in the AE zoning designations in compliance with the state Employee Housing Act. Multiple residential boarding uses located in nonagricultural districts are also allowed by right.</p> <p>The County has not received any new farmworker housing applications after the regulations were changed to allow the use by right.</p>



Housing Program	Progress?
<p>affordable housing advocates, and housing providers to address the housing needs of year-round and migrant farmworkers and to assist in the applications for state and federal funds (see Program H-6.1.1).</p> <p>Multi-family housing for farmworkers and their families will continue to be allowed under the same standards as any other type of multi-family housing. Where multi-family is conditionally permitted, conditions of approval will focus on compliance with zoning standards for height, yards, set-backs, parking, landscape buffering, and building coverage. Increased residential density is allowed without a conditional use permit through the PUD process or with a density bonus. Additional conditions may be applied on a case-by-case basis to address local traffic and access issues (ingress and egress to a property).</p> <p>The County believes that, by allowing multi-family farmworker housing by right in the Medium Density Residential (R-2) and High Density Residential (R-3) zones, and focusing on compliance with zoning standards in other zones that conditionally allow multi-family residential uses, the County will facilitate the provision of farmworker housing and provide greater certainty for their location in these zones.</p> <p>The County may assist providers of farmworker housing in accessing state and federal funds (see Program H-2.1.1 for further details).</p> <p><b>Specific Objective:</b> Facilitate allowing farmworker housing to occur on sites designated for agricultural operations and insure compliance with the Employee Housing Act.</p> <p><b>Responsibility:</b> Community Development and Services Agency.</p> <p><b>Time Frame:</b> See Programs H-6.1.1, H-1.2.2, and H-3.1.6, which specify separate timing.</p> <p><b>Funding:</b> General Fund; potential sources of funding for farmworker housing include those sources listed in Program H-1.2.2, plus the state’s Joe Serna, Jr. Farmworker Housing Grant Program and USDA Rural Development 514 and 516 programs</p>	
<p><b>Implementation Program H-3.1.3, Promote Alternative Housing Types</b></p> <p>The County will continue to promote its development standards for alternative housing types, such as second units, residential care facilities, and mobile homes and mobile home parks, and housing for persons with physical and developmental disabilities, through printed literature, the County’s website, and pre-application meetings. The County will prepare a brochure that summarizes development standards for alternative housing types and provide the brochure at the permit counter. The County will also post the brochure on its website. The County will also continue to encourage pre-application meetings with property owners or their representatives interested in developing alternative housing types to provide technical assistance regarding County standards and permit processes. The updated Development Code update will allow for mobile home parks in additional zoning districts. Development standards will also be included based on recommendations from the Olivehurst Sustainable Community &amp; Economic Revitalization (OSCER) and East Linda Revitalization (ELRP) plans.</p> <p><b>Specific Objective:</b> Increase awareness of the County’s development standards for alternative housing types.</p> <p><b>Responsibility:</b> Community Development and Services Agency.</p>	<p>The County updated the Development Code to allow for mobile home parks in additional zoning districts with approval of a conditional use permit. The County has advertised its alternative housing types since the adoption of the Development Code and has processed multiple applications for accessory dwelling units, mobile homes, and mobile home parks. The County will continue to work on providing more and better literature on its website. The development standards in the OSCER and ELRP plans provided Development Code recommendations for urban design standards rather than alternative housing types.</p>

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Housing Program	Progress?
<p><b>Time Frame:</b> Within six months of adoption of the Development Code update, prepare and make available brochure and post on County website.</p> <p><b>Funding:</b> Permit fees; General Fund.</p>	
<p><b>Implementation Program H-3.1.4, Funding for Drainage Improvements</b></p> <p>The County will continue to apply to various agencies for grants to construct drainage improvements in unincorporated communities to increase residential development opportunities. Agencies could include the Yuba County Water Agency, the federal government, state government, or other agencies. The County will also continue to move forward with drainage improvement projects completed through the County’s Capital Improvement Program, special districts projects, as well as improvements resulting from project-specific developer requirements.</p> <p><b>Specific Objective:</b> Continue to work with agencies providing drainage infrastructure to increase opportunities for residential development.</p> <p><b>Responsibility:</b> Yuba County Water Agency; Public Works Department.</p> <p><b>Time Frame:</b> Five applications within the planning period</p> <p><b>Funding:</b> Grants, County Capital Improvement Program, Development Fees.</p>	<p>The Yuba County Public Works Department received funding from the Yuba Water Agency for five drainage projects since the adoption of the Housing Element—Two projects on 7th Avenue in Olivehurst, two projects on Olive Avenue in Olivehurst, and a project along M Beale Road in Linda. All of these projects helped provide more residential infill opportunities.</p>
<p><b>Implementation Program H-3.1.5, Water and Sewer Capacity Improvements</b></p> <p>Work with the Linda County Water District (LCWD) and Olivehurst Public Utility District (OPUD) to make water and sewer service available to new development. LCWD and OPUD will expand their wastewater collection and treatment infrastructure as necessary to accommodate growth, using developer fees.</p> <p>The County will continue regular communication with LCWD and OPUD on County General Plan policies and future growth vision to ensure that infrastructure needs can be met. The County will inform OPUD and LCWD of available funding sources and support efforts by OPUD and LCWD to upgrade their infrastructure.</p> <p><b>Specific Objective:</b> Continue to work with LCWD and OPUD to provide water and sewer service to accommodate the County’s RHNA.</p> <p><b>Responsibility:</b> Yuba County Water Agency; Public Works Department; OPUD; LCWD.</p> <p><b>Time Frame:</b> Ongoing as funding is available.</p> <p><b>Funding:</b> General Fund; grants, and development fees.</p>	<p>Yuba County CDSA has worked with OPUD and LCWD on infrastructure planning and capacity concerns. Both OPUD and LCWD have provided Yuba County CDSA with connections maps. CDSA can use the information to better manage infill residential in both districts.</p> <p>There were no water or wastewater capacity or water quality concerns in either of the water districts.</p>
<p><b>Implementation Program H-3.1.6, Revisions to County Zoning and Development Standards</b></p> <p>The County will revise the zoning and development standards to:</p> <ul style="list-style-type: none"> <li>ensure that second units are allowed in single family and multi-family zones including specific plan areas within the Valley Growth Boundary consistent with GC §65852.2.</li> </ul>	<p>In updating its Development Code (Zoning Ordinance) in 2015, the County implemented the revisions to the County standards discussed in this objective. The County updated both the accessory dwelling unit and density</p>



Housing Program	Progress?
<ul style="list-style-type: none"> <li>• treat employee housing that serves six or fewer persons as a single family structure and permitted in the same manner as other single family structures of the same type in the same zone (per Health and Safety Code Section 17021.5) in all zones allowing single-family residential uses. The zoning and development standards will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Health and Safety Code Section 17021.6) to comply with the State Employee Housing Act.</li> <li>• allow residential care facilities for six or fewer persons as a permitted use in zones where a single-family residence is a principally permitted use and residential care facilities for seven or more persons as a conditionally permitted use in zones where a single-family residence is a principally permitted use.</li> <li>• revise the ratio of required parking spaces to reflect the number of bedrooms in a dwelling unit, which is a reasonable predictor of parking demand. For example, one parking space per unit plus a reasonable factor for guest parking may be adequate for studio and small one-bedroom units, housing designed for seniors, and housing designed for single working adults.</li> <li>• modify chapter 12.130 in the County’s ordinance code concerning density bonus requirements to comply with GC §65915.</li> <li>• ensure that “transitional housing” and “supportive housing,” as those terms are defined in California GC §65582, are treated as residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone, in conformance with §65583 of the California Government Code.</li> <li>• modify the maximum building height in the OAMU zone to match the 36-foot height limit found within other high-density residential zones, such as the Plumas Lake Specific Plan High Density Residential zone.</li> <li>• allow for neighborhood services as a conditionally permitted use in residential zones.</li> <li>• remove the definition of “family” from the zoning code or modify the definition to remove the reference to a maximum of five unrelated persons.</li> <li>• strengthen the minimum density ordinance to require developers to build projects at, or greater than, the minimum density of each zone. Minimum densities for each zone shall be established as part of the Development Code update and shall also include minimum densities for residential areas within the Plumas Lake and East Linda Specific Plans.</li> <li>• define single-room occupancy units and identify that such units are allowed in the County’s multi-family zones and ensure that development standards facilitate the development of this type of housing.</li> <li>• provide exceptions in the Development Code for reasonable accommodations necessary to make housing available for persons with disabilities, and speed the processing time for such requests. This procedure will be a ministerial process, with minimal processing fee, subject to staff approval so long as the requested exception does not impose an undue financial or administrative burden on the County, and would not require a fundamental alteration in the nature of the County’s land use policies and Development Code.</li> </ul>	<p>bonus regulations again in 2017 to comply updates to State law.</p>

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## Resources and Constraints

Housing Program	Progress?
<ul style="list-style-type: none"><li>• review constraints associated with setbacks and lot coverage requirements and revise the regulations as appropriate to address the identified constraint of achieving maximum allowable densities in zones.</li><li>• based on developer experience in the County, increase allowed heights in the R-3 zone and other appropriate zones and allow additional height increases with Design Review to address the identified constraint of achieving maximum allowable densities.</li></ul> <p><b>Specific Objective:</b> N/A</p> <p><b>Responsibility:</b> Community Development and Services Agency, Planning Commission, Board of Supervisors.</p> <p><b>Time Frame:</b> Complete with comprehensive Development Code update. Adoption anticipated in 2014.</p> <p><b>Funding:</b> General Fund; Strategic Growth Council grant; permit fees.</p>	



Housing Program	Progress?
<p><b>Implementation Program H-3.2.1, Conditions of Approval</b></p> <p>The County will continue to include compliance with, and reference to GC §65589.7 in the conditions of approval for subdivisions that require “will-serve” letters from the sewer and water districts.</p> <p><b>Specific Objective:</b> N/A</p> <p><b>Responsibility:</b> Community Development and Services Agency</p> <p><b>Time Frame:</b> Ongoing.</p> <p><b>Funding:</b> Project Application Fee.</p>	<p>Yuba County CDSA requires “will-serve” letters on all maps that are located in a water or sewer district as project conditions of approval and requirement of map recordation.</p>
<p><b>Implementation Program H-3.2.2, Distribute Housing Element and Request Agency Compliance with GC §65589.7</b></p> <p>The County will distribute the adopted housing element to special districts and request water and sewer providers for a copy of their policies demonstrating compliance with California GC §65589.7. Water and sewer providers are required to: “adopt written policies and procedures, not later than July 1, 2006, and at least once every five years thereafter, with specific objective standards for provision of services in conformance with this section.” [GC §65589.7 (b)]</p> <p>These should be made available to the County on request.</p> <p><b>Specific Objective:</b> N/A</p> <p><b>Responsibility:</b> Community Development and Services Agency.</p> <p><b>Time Frame:</b> Within six months of adoption of the housing element.</p> <p><b>Funding:</b> General Fund</p> <p><b>Objective:</b> To encourage water and sewer providers to demonstrate that they are in compliance with state law and that their master plans contain sufficient capacity and priority for lower-income households.</p>	<p>Yuba County CDSA has submitted the adopted Housing Element to all special districts and received documentation from all water and sewer providers with compliance with Government Code Section 65589.7.</p>
<p><b>Implementation Program H-4.1.1, Housing Condition Surveys</b></p> <p>The County will maintain current information on the condition of dwelling units in the unincorporated County area by periodically updating its housing conditions database. Approximately every eight years with the Housing Element update, the County will resurvey housing conditions to ensure the currency of its housing conditions information. The County will use the results of its housing condition survey to establish priorities and target areas for housing rehabilitation and neighborhood improvement programs.</p> <p><b>Specific Objective:</b> N/A</p> <p><b>Responsibility:</b> Community Development and Services Agency</p> <p><b>Time Frame:</b> Complete next housing condition survey during next Housing Element update cycle.</p> <p><b>Funding:</b> General Fund.</p>	<p>The County has not started inventorying its housing conditions. This will be done as part of the next Housing Element update.</p>

Housing Program	Progress?
<p><b>Implementation Program H-4.2.1, Code Enforcement and Abatement</b></p> <p>The County will identify and confirm, through the code complaint process, dwelling units that are unsafe to occupy and initiate appropriate action to have those units comply with building code standards or have the structures removed. Official action by the County may be taken on cases in which the property owner is unable or unwilling to make necessary repairs, in which repairs are not feasible, or in which the dwelling unit has been abandoned. If the County requires a dwelling unit to be vacated for code violations, the owner of the unit may be required to pay relocation costs. Relocation costs may include moving expenses, security deposit, and other upfront expenses related to the relocation as governed by California Health and Safety Code 17975 et seq.</p> <p><b>Specific Objective:</b> N/A</p> <p><b>Responsibility:</b> Community Development and Services Agency.</p> <p><b>Time Frame:</b> Current and ongoing.</p> <p><b>Funding:</b> General Fund; Demolition &amp; Abatement Trust (funding from a variety of sources).</p>	<p>The Yuba County Code Enforcement Department, since the adoption of the Housing Element, has been averaging 50 substandard housing cases per year. Out of the 50 cases per year, they have been receiving 90% voluntary compliance by property owners.</p>
<p><b>Implementation Program H-4.2.2, Rehabilitation of Substandard Dwelling Units</b></p> <p>To encourage private rehabilitation efforts, the County may apply for and/or assist eligible households in applying for various private, state, and federal sources of funding for housing rehabilitation and home repairs, including rehabilitation of mobile home parks, which would include the correction of health and safety hazards, weatherization, and the addition of space to alleviate overcrowding. Yuba County will continue to make available an informational brochure describing various programs for assisting low-income households in rehabilitating their dwelling units. The brochure will be posted on the County’s website and may also be distributed to social services and community organizations throughout the county, and to target area households and property owners.</p> <p>To avoid discouraging rehabilitation efforts, the County will allow non-conforming dwelling units to be rehabilitated so long as the non-conformity is not increased and there is no threat to public health and safety. The County will continue to promote its standards for rehabilitating non-conforming structures through information at the County’s permit counter and pre-application meetings with property owners or their representatives.</p> <p><b>Specific Objective:</b> N/A</p> <p><b>Responsibility:</b> Community Development and Services Agency.</p> <p><b>Time Frame:</b> Current and ongoing; apply annually for additional funding from state and federal sources.</p> <p><b>Funding:</b> CDBG; HOME; USDA Rural Housing Services.</p>	<p>The County adopted regulations in the 2018 Development Code Update to allow the rehabilitation of nonconforming properties. The Yuba County CDSA office has brochures and programs in place for rehabilitation services. The County initiated a new partnership with Habitat for Humanity in 2020 to start an additional rehabilitation program in the County. The County also administers the CDBG-funded rehabilitation program, but there has been a delay in receiving funds needed to partner with the Regional Housing Authority for implementation. The County is in the process of creating a housing-related web page to post information from the 6th housing element and all of the County’s CDBG programs.</p> <p>In the beginning of 2021 the County expects to be able to authorize funding for owner-occupied rehabilitation; homebuyer assistance; and acquisition rehabilitation program that will include the County purchasing properties, rehabilitating properties, and selling them as deed-restricted affordable housing. Additionally, the Planning Department received a CDBG planning grant to receive project entitlements for the County.</p>



Housing Program	Progress?
	subdivide a County property into 70 units of deed-restricted affordable housing.
<p><b>Implementation Program H-4.3.1, Relocation Assistance</b></p> <p>The County will continue to work with property owners and other agencies to assist with relocation of displaced residents. Yuba County will require owners of rental dwelling units that are vacated for violation of housing and building codes to pay relocation expenses, pursuant to the California Health and Safety Code, for displaced low-income residents and to provide the displaced residents with the right of first refusal to return to the units upon their repair. If the owner is unwilling or unable to pay for the relocation of the tenants, the County may use available funding to advance relocation expenses and recover the relocation cost from the owner by placing a lien on the owner's property.</p> <p><b>Specific Objective:</b> N/A</p> <p><b>Responsibility:</b> Community Development and Services Agency.</p> <p><b>Time Frame:</b> Current and ongoing.</p> <p><b>Funding:</b> Relocation Trust Fund (reimbursed through a variety of funding sources)</p>	<p>Yuba County CDSA has not had to require the abatement or demolition of any substandard residences by order since the adoption of the Housing Element.</p>
<p><b>Implementation Program H-5.1.1, Preservation of Multi-family Rental Housing</b></p> <p>In the event that the County receives requests for the conversion of rental apartments to condominium ownership, the County will require one-year advanced notice of low-income households residing in the development at the time of initial notice. The County will deny any conversion requests unless the notice and procedural requirements of state law are met. In the event 50 percent or more of the units have rents that are affordable to low-income households, the County will require that the right of first refusal be given to a private, nonprofit, or public agency that will maintain the development as rental housing for low-income households.</p> <p><b>Specific Objective:</b> N/A</p> <p><b>Responsibility:</b> Community Development and Services Agency.</p> <p><b>Time Frame:</b> Current and ongoing.</p> <p><b>Funding:</b> Property owner.</p>	<p>The County has not had any requests to convert rental apartments to condos since the adoption of the Housing Element.</p>

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Housing Program	Progress?
<p><b>Implementation Program H-5.1.2, Preservation of Mobile Home Parks</b></p> <p>The County will require owners of mobile home parks requesting conversions to other uses to provide residents with at least one-year advanced notice of the owner’s intent to close the park and provide relocation assistance to low-income residents and their mobile homes (if tenant-owned). For parks that appear feasible to rehabilitate and/or maintain for residential use, the County will meet with the owner to determine if the County can assist in accessing state or federal funding for park improvements. If residents have expressed an interest in purchasing their mobile home parks for resident ownership, the County will provide assistance in locating a nonprofit organization that can assist in conversion to resident ownership and applying for state or federal funding to purchase the park. Note that park-owned units place less financial responsibility on the residents than tenant-owned units. In addition, enforcement and park maintenance requirements are under state jurisdiction.</p> <p><b>Specific Objective:</b> N/A</p> <p><b>Responsibility:</b> Community Development and Services Agency.</p> <p><b>Time Frame:</b> Current and ongoing; provide owner or resident assistance upon request.</p> <p><b>Funding:</b> Permit fees; state Mobile Home Park Assistance Program; USDA Rural Housing Services.</p>	<p>The County has not had any requests to convert mobile home parks to any other units since the adoption of the Housing Element.</p>
<p><b>Implementation Program H-5.1.3, Preservation of At-Risk Rental Units</b></p> <p>The County will work with property owners of the 153 deed-restricted units that are at risk of converting to market-rate housing to preserve the lower-income housing by providing incentives or resources, such as working with the County Housing Authority to target Section 8 vouchers for the units or assist in identifying other funds for improvements.</p> <p>Additionally, when units become at risk, the County Housing Authority will comply with all noticing requirements related to at-risk units, educate tenants about their rights, and contact all potentially interested nonprofits to develop a preservation strategy for the at-risk units.</p> <p><b>Specific Objective:</b> Assist, as needed, in the preservation of 153 units at-risk of converting to market-rate rents.</p> <p><b>Responsibility:</b> Community Development and Services Agency, Housing Authority.</p> <p><b>Time Frame:</b> Meet with owners at least one and one-half years before potential conversion.</p> <p><b>Funding:</b> CalHFA Help Program; Multi-family Housing Program; HOME, CalHFA (preservation acquisition financing); mortgage insurance for purchase/refinance (HUD).</p>	<p>Since adoption of the Housing Element, the Planning Department has not been made aware of the conversion of any of the 153 at-risk units.</p>



Housing Program	Progress?
<p><b>Implementation Program H-6.1.1, Special Needs Housing Priorities</b></p> <p>Coordinate an annual meeting with housing and supportive service providers active in the Yuba-Sutter area that serve special population groups including seniors, large families, female-headed households, single-parent households with children, persons with physical and developmental disabilities, and homeless individuals and families. The purpose of the meeting is to determine priorities for subsequent years, funding sources for projects and programs, potential locations for special needs housing, and the role of the County. County staff will assist support service providers in with letters of recommendation for necessary funding, as requested. See Program H-2.1.1 for details on actions the County will undertake to assist housing providers in accessing state and federal funds, including funding for special needs housing. According to this program, the County may either apply for funding directly or assist other entities in applying for funding.</p> <p><b>Specific Objective:</b> N/A</p> <p><b>Responsibility:</b> Community Development and Services Agency.</p> <p><b>Time Frame:</b> Annual meetings after potential grant public hearing.</p> <p><b>Funding:</b> General Fund; Housing &amp; Community Services General Admin Funds.</p>	<p>The County, in collaboration with the Home Project Manager, held a community meeting in 2018 to determine housing priorities for special needs housing priorities. This meeting was the first to take place since the adoption of the Housing Element, and another was held in 2019.</p> <p>The County provided letters of recommendation for Regional Housing’s Cedar Lane PSH and Cedar Lane Family Apartments projects, as well as two other projects that have not received funding.</p>
<p><b>Implementation Program H-6.2.1, Fair Housing Program</b></p> <p>The County will continue to implement an equal housing opportunity program, which consists of the following actions:</p> <ul style="list-style-type: none"> <li>• make available published information from state and federal agencies responsible for enforcing anti-discrimination laws. The County may distribute these information materials to organizations and institutions that have contact with the general public and to organizations representing home builders, real estate agents, and mortgage lenders.</li> <li>• reiterate the County's fair housing policies at public meetings and hearings conducted in conjunction with CDBG and other housing and community development programs and include fair housing information in public notices of such meetings.</li> <li>• train County staff that have regular and direct contact with the public on how to handle and refer housing discrimination complaints, including complaints from housing voucher holders.</li> <li>• maintain a list of public and private agencies and organizations that provide counseling, legal, or other services in connection with housing discrimination complaints and refer complainants to one or more of these organizations.</li> <li>• as feasible, co-sponsor annual fair housing training and/or fair housing events with one or more nonprofit organizations in Yuba County (such as California rural legal assistance).</li> <li>• mail information regarding equal housing opportunity rights and responsibilities and the benefits of participation in the Housing Choice Voucher program to multi-family rental property owners. This action could be conducted in collaboration with a local nonprofit organization that specializes in fair housing law and referral of fair housing complaints.</li> </ul>	<p>Yuba County CDSA has worked with the Regional Housing Authority to ensure compliance with this objective has been met annually. Further action has not occurred on this program due to lack of resources.</p>

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Housing Program	Progress?
<p><b>Specific Objective:</b> N/A</p> <p><b>Responsibility:</b> Community Development and Services Agency; Housing Authority.</p> <p><b>Time Frame:</b> Current and ongoing.</p> <p><b>Funding:</b> General Fund; CDBG; HOME (administrative funds related to grant activities).</p>	
<p><b>Implementation Program H-7.1.1, Implement State Energy Conservation Standards</b></p> <p>Applicants for building permits must show compliance with the state's energy conservation requirements.</p> <p><b>Specific Objective:</b> N/A</p> <p><b>Responsibility:</b> Community Development and Services Agency.</p> <p><b>Time Frame:</b> Current and ongoing.</p> <p><b>Funding:</b> Permit fees.</p>	<p>Prior to the issuance of any building permit, Yuba County CDSA requires compliance with the state's energy conservation requirements.</p>
<p><b>Implementation Program H-7.2.1, Site Development Standards</b></p> <p>The County will continue to encourage energy conservation site planning and design concepts in specific plans and large subdivisions through standards for landscaping, lot configuration, and solar access. The County will also encourage the creation of “walkable” and “bikeable” neighborhoods that reduce reliance on private automobiles through the location of housing in relation to commercial land uses, requirements for bicycle and pedestrian routes, and the location of schools and recreation areas.</p> <p><b>Specific Objective:</b> N/A</p> <p><b>Responsibility:</b> Community Development and Services Agency.</p> <p><b>Time Frame:</b> Current and ongoing.</p> <p><b>Funding:</b> Permit fees.</p>	<p>The Yuba County 2015 Development Code (Zoning Ordinance) has regulations on new subdivisions providing energy conservation planning for landscaping, lot configuration, and solar access. All projects since the adoption of the 2015 Development Code are required to meet these requirements.</p> <p>The County's subdivision standards require sidewalks. There have been a number of complete street projects that have increased the amount of bike lanes in the urban areas of the County. The County has not received applicants for any specific plans since 2011 that would enable County input on bikeable and walkable paths.</p>



Housing Program	Progress?
<p><b>Implementation Program H-7.3.1, Energy Conservation Assistance for Low-Income Households</b></p> <p>The County will continue to permit weatherization and energy conservation improvements as eligible activities under its Housing Rehabilitation Program (see Program H-4.2.2). The County will also provide program participants with information on utility company and other energy conservation assistance programs. Explore additional methods of increasing awareness of these funding opportunities.</p> <p><b>Specific Objective:</b> N/A</p> <p><b>Responsibility:</b> Community Development and Services Agency.</p> <p><b>Time Frame:</b> Current and ongoing.</p> <p><b>Funding:</b> CDBG and HOME; General Fund.</p>	<p>The County has continued to permit weatherization and energy conservation improvements as eligible programs in its Housing Rehab Program.</p> <p>As part of the CDBG, owner-occupied rehabilitation program, the County has designated weatherization and energy conservation as “allowed” improvements.</p>
<p><b>Implementation Program H-8.1.1, Preservation of Historic Residences</b></p> <p>Evaluate the potential impact of development or rehabilitation activities on historic properties. Give higher funding priority to eligible projects whose objectives include the preservation of properties identified as historic by a federal, state, or local agency.</p> <p>Property owners who wish to alter or convert historic structures that are recognized by the state as historic will be required to follow state historic preservation guidelines. The County will require owners of buildings that are not presently recognized by the state, but which are recognized as of historic or architectural value by a local historic organization, to consult the state historic preservation office before any permit for exterior alterations, conversion, or demolition will be issued; if it is determined that the property is of historic or architectural significance, compliance with state guidelines for historic preservation will be required.</p> <p>In public meetings and hearings on proposed activities involving the use of public funds for development or rehabilitation, the County will invite the public to comment on the potential impact of such activities on historically significant sites. Notices of such meeting and hearings will include language inviting such public comment.</p> <p>The County may exempt property owners from specific historic preservation requirements, to the extent it has the authority to do so, if such requirements would conflict with handicapped access, energy conservation, seismic safety retrofitting, or if the strict application of historic preservation requirements would impose an unreasonable economic hardship on the property owner. Any such decision would be made on case-by-case basis.</p> <p><b>Specific Objective:</b> N/A</p> <p><b>Responsibility:</b> Community Development and Services Agency.</p> <p><b>Time Frame:</b> Current and ongoing.</p> <p><b>Funding:</b> Permit fees; General Fund; CDBG.</p>	<p>The County has not had any applications for development or rehabilitation on any historic properties since the adoption of the Housing Element.</p>

**YUBA COUNTY GENERAL PLAN**

*Resources and Constraints*

<b>Housing Program</b>	<b>Progress?</b>
<p><b>Implementation Program H-8.1.2, Monitoring of Housing Element Policy and Program Success</b></p> <p>The Community Development Director or his/her designee shall monitor progress toward housing goals and implementation of housing implementation programs. On a biannual basis, the Community Development Director or designee shall review housing programs and ensure communication among responsible County departments, necessary coordination with the Planning Commission, Board of Supervisors, and proactive actions are being taken, as necessary to implement the housing implementation programs.</p> <p>On an annual basis, the Community Development Director shall report to the Board of Supervisors, as appropriate, to apprise the Board of implementation of the Housing Element. The results of this monitoring shall be a part of the County’s annual progress reports on the General Plan delivered to the Governor’s Office of Planning and Research, and the US Department of Housing and Community Development shall be notified of progress, as appropriate. The Community Development Director or his/her designee shall use a tracking form in monitoring and reporting progress.</p> <p><b>Specific Objective:</b> N/A</p> <p><b>Responsibility:</b> Community Development and Services Agency.</p> <p><b>Time Frame:</b> Biannual review of programs following adoption of the Housing Element through 2013; annual reporting to the Board of Supervisors.</p> <p><b>Funding:</b> General Fund.</p>	<p>The Community Development Director meets annually with the Board of Supervisors to discuss the Housing Element and its implementation.</p>



# APPENDIX A

**Table A: Housing Element Sites Inventory, Table Starts in Cell A2**

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Par Siz (Acr
Yuba County	4937 Okmulgee Ave	95961	13041020		SFR	RM	8	17	0.
Yuba County	Pacific Ave	95961	13082001		SFR	RM	8	17	0.
Yuba County	4835 Pacific Ave	95961	13101007		SFR	RS	3	8	0.
Yuba County	4834 Powerline Rd	95961	13102005		SFR	RS	3	8	0.
Yuba County	1949 Chapman Ave	95961	13140058		SFR	RM	8	17	0.
Yuba County	Chapman Ave	95961	13140063		SFR	RS	3	8	0.
Yuba County	Chapman Ave	95961	13140078		SFR	RM	8	17	0.
Yuba County	Chapman Ave	95961	13140079		SFR	RM	8	17	0.
Yuba County	4812 Pacific Ave	95961	13151003		SFR	RS	3	8	0.
Yuba County	4794 Pacific Ave	95961	13151022		SFR	RS	3	8	0.
Yuba County	9th Ave	95961	13152010		SFR	RS	3	8	1.
Yuba County	Olivehurst Ave	95961	13170044		SFR	RS	3	8	0.
Yuba County	8th Ave	95961	13180063		SFR	RS	3	8	0.
Yuba County	Pacific Ave	95961	13201023		SFR	RS	3	8	0.
Yuba County	4729 Arboga Rd	95961	13201032		SFR	RS	3	8	0.
Yuba County	9th Ave	95961	13201038		SFR	RS	3	8	0.
Yuba County	4686 Pacific Ave	95961	13251003		SFR	RS	3	8	0.
Yuba County	Pacific Ave	95961	13251007		SFR	RS	3	8	0.
Yuba County	4667 Arboga Rd	95961	13251014		SFR	RS	3	8	0.
Yuba County	1536 Falabella Way	95961	13783003		SFR	RS	3	8	0.
Yuba County	1542 Falabella Way	95961	13783004		SFR	RS	3	8	0.
Yuba County	1548 Falabella Way	95961	13783005		SFR	RS	3	8	0.
Yuba County	1554 Falabella Way	95961	13783006		SFR	RS	3	8	0.
Yuba County	1560 Falabella Way	95961	13783007		SFR	RS	3	8	0.
Yuba County	1566 Falabella Way	95961	13783008		SFR	RS	3	8	0.
Yuba County	1567 Gelderlander Way	95961	13783009		SFR	RS	3	8	0.
Yuba County	1561 Gelderlander Way	95961	13783010		SFR	RS	3	8	0.
Yuba County	1555 Gelderlander Way	95961	13783011		SFR	RS	3	8	0.
Yuba County	6027 Park Ave	95901	20051006		SFR	RS	3	8	0.
Yuba County	6093 Alpine Way	95901	20061024		SFR	RS	3	8	0.
Yuba County	1551 E Park Ave	95901	20070018		SFR	RS	3	8	3.
Yuba County	4094 Eugene Dr	95961	13781020		SFR	RS	3	8	0.
Yuba County	4088 Eugene Dr	95961	13781021		SFR	RS	3	8	0.
Yuba County	4082 Eugene Dr	95961	13781022		SFR	RS	3	8	0.
Yuba County	4076 Eugene Dr	95961	13781023		SFR	RS	3	8	0.
Yuba County	1524 Falabella Way	95961	13783001		SFR	RS	3	8	0.
Yuba County	1530 Falabella Way	95961	13783002		SFR	RS	3	8	0.
Yuba County	1549 Gelderlander Way	95961	13783012		SFR	RS	3	8	0.
Yuba County	1543 Gelderlander Way	95961	13783013		SFR	RS	3	8	0.
Yuba County	1537 Gelderlander Way	95961	13783014		SFR	RS	3	8	0.
Yuba County	1934 E Eleventh Ave	95961	13340010		SFR	RS	3	8	0.

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Yuba County	2nd Ave	95961	13431023		SFR	RM	8	17	0.
Yuba County	5140 Lindhurst Ave	95961	13462001		CC	PF	N/A	1	1.
Yuba County	1531 Gelderlander Way	95961	13783015		SFR	RS	3	8	0.
Yuba County	1525 Gelderlander Way	95961	13783016		SFR	RS	3	8	0.
Yuba County	4089 Citation Dr	95961	13784001		SFR	RS	3	8	0.
Yuba County	4083 Citation Dr	95961	13784002		SFR	RS	3	8	0.
Yuba County	4077 Citation Dr	95961	13784003		SFR	RS	3	8	0.
Yuba County	4071 Citation Dr	95961	13784004		SFR	RS	3	8	0.
Yuba County	4012 Eugene Dr	95961	13791001		SFR	RS	3	8	0.
Yuba County	4022 Eugene Dr	95961	13791002		SFR	RS	3	8	0.
Yuba County	4028 Eugene Dr	95961	13791003		SFR	RS	3	8	0.
Yuba County	4034 Eugene Dr	95961	13791004		SFR	RS	3	8	0.
Yuba County	4040 Eugene Dr	95961	13791005		SFR	RS	3	8	0.
Yuba County	4046 Eugene Dr	95961	13791006		SFR	RS	3	8	0.
Yuba County	4052 Eugene Dr	95961	13791007		SFR	RS	3	8	0.
Yuba County	4058 Eugene Dr	95961	13791008		SFR	RS	3	8	0.
Yuba County	4064 Eugene Dr	95961	13791009		SFR	RS	3	8	0.
Yuba County	4065 Eugene Dr	95961	13792001		SFR	RS	3	8	0.
Yuba County	4029 Eugene Dr	95961	13792007		SFR	RS	3	8	0.
Yuba County	1525 Irish Draught Way	95961	13792008		SFR	RS	3	8	0.
Yuba County	1533 Irish Draught Way	95961	13792009		SFR	RS	3	8	0.
Yuba County	1539 Irish Draught Way	95961	13792010		SFR	RS	3	8	0.
Yuba County	4026 Gallant Fox Dr	95961	13792011		SFR	RS	3	8	0.
Yuba County	4032 Gallant Fox Dr	95961	13792012		SFR	RS	3	8	0.
Yuba County	4038 Gallant Fox Dr	95961	13792013		SFR	RS	3	8	0.
Yuba County	4044 Gallant Fox Dr	95961	13792014		SFR	RS	3	8	0.
Yuba County	4050 Gallant Fox Dr	95961	13792015		SFR	RS	3	8	0.
Yuba County	4056 Gallant Fox Dr	95961	13792016		SFR	RS	3	8	0.
Yuba County	4062 Gallant Fox Dr	95961	13792017		SFR	RS	3	8	0.
Yuba County	4065 Gallant Fox Dr	95961	13793001		SFR	RS	3	8	0.
Yuba County	4059 Gallant Fox Dr	95961	13793002		SFR	RS	3	8	0.
Yuba County	4053 Gallant Fox Dr	95961	13793003		SFR	RS	3	8	0.
Yuba County	4047 Gallant Fox Dr	95961	13793004		SFR	RS	3	8	0.
Yuba County	4041 Gallant Fox Dr	95961	13793005		SFR	RS	3	8	0.
Yuba County	4035 Gallant Fox Dr	95961	13793006		SFR	RS	3	8	0.
Yuba County	4029 Gallant Fox Dr	95961	13793007		SFR	RS	3	8	0.
Yuba County	1553 Irish Draught Way	95961	13793008		SFR	RS	3	8	0.
Yuba County	1559 Irish Draught Way	95961	13793009		SFR	RS	3	8	0.
Yuba County	1567 Irish Draught Way	95961	13793010		SFR	RS	3	8	0.
Yuba County	4028 Citation Dr	95961	13793011		SFR	RS	3	8	0.
Yuba County	4034 Citation Dr	95961	13793012		SFR	RS	3	8	0.

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Yuba County	4064 Citation Dr	95961	13793017		SFR	RS	3	8	0.
Yuba County	1579 Holsteiner Way	95961	13794001		SFR	RS	3	8	0.
Yuba County	4059 Citation Dr	95961	13794002		SFR	RS	3	8	0.
Yuba County	4065 Citation Dr	95961	13794003		SFR	RS	3	8	0.
Yuba County	Irish Draught	95961	13795001		SFR	RS	3	8	1.
Yuba County	1927 Mcgowan Pr	95961	14132040		CC	NMX	3	20	0.
Yuba County	1880 Mcgowan Pr	95961	14142025		CC	NMX	3	20	0.
Yuba County	McGowan Pkwy	95961	14142028		CC	NMX	3	20	0.
Yuba County	Hammonton Smartville Rd	95901	18210007		SFR	RE	N/A	1	2.
Yuba County	Griffith Ave	95901	18210065		SFR	RE	N/A	1	14
Yuba County	Trevor Dr	95901	18220047		SFR	RS	3	8	12
Yuba County	N Beale Rd	95901	19270047		SFR	NMX	3	20	2.
Yuba County	N Beale Rd	95901	19270048		SFR	NMX	3	20	2.
Yuba County	N Beale Rd	95901	19270049		SFR	NMX	3	20	2.
Yuba County	6142 Alberta Ave	95901	19291010		SFR	RS	3	8	11
Yuba County	6054 Alberta Ave	95901	19291014		SFR	RS	3	8	3.
Yuba County	5651 Riverside Dr	95961	20172007		CC	RS	3	8	0.
Yuba County	5658 Feather River Blvd	95961	20172010		CC	RS	3	8	1.
Yuba County	5589 Cottonwood Ave	95961	20173005		SFR	PF	N/A	1	7.
Yuba County	5600 Cottonwood Ave	95961	20202003		SFR	RS	3	8	0.
Yuba County	5569 Cottonwood Ave	95961	20203040		SFR	PF	N/A	1	9.
Yuba County	5752 Arboga Rd	95961	20211001		SFR	RS	3	8	0.
Yuba County	Laurel Ave	95961	20252008		SFR	RS	3	8	0.
Yuba County	5803 Kent Way	95901	21571018		SFR	RS	3	8	0.
Yuba County	1635 Deborah Ln	95901	21571019		SFR	RS	3	8	0.
Yuba County	1641 Deborah Ln	95901	21571020		SFR	RS	3	8	0.
Yuba County	5783 Kent Way	95901	21572001		SFR	RS	3	8	0.
Yuba County	782 Sycamore Ave	95961	20093001		SFR	RS	3	8	0.
Yuba County	5932 Cohn Ave	95961	20094004		SFR	RS	3	8	0.
Yuba County	5901 Poplar Ave	95961	20101020		SFR	RS	3	8	0.
Yuba County	5936 Garden Ave	95961	20102001		SFR	RS	3	8	0.
Yuba County	5796 Alicia Ave	95961	20122006		SFR	RS	3	8	0.
Yuba County	1035 Forest Dr	95961	20122057		SFR	RS	3	8	7.
Yuba County	Garden Ave	95961	20133027		CC	RM	8	17	1.
Yuba County	5831 Feather River Blvd	95961	20135004		CC	NMX	3	20	0.
Yuba County	N Beale Rd	95901	20140039		CC	CMX	10	40	1.
Yuba County	1514 N Beale Rd	95901	20160028		CC	NMX	3	20	0.
Yuba County	5962 Avondale Ave	95901	20160037		CC	NMX	3	20	2.
Yuba County	5958 Avondale Ave	95901	20160041		CC	NMX	3	20	6.
Yuba County	1047 Grand Ave	95961	20260008		SFR	RS	3	8	0.
Yuba County	Grand Ave	95961	20270014		SFR	RS	3	8	

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Yuba County	1101 Holly Ave	95961	20291016		SFR	RS	3	8	0.
Yuba County	5802 Leon Ave	95901	20314005		RC	NMX	3	20	0.
Yuba County	Leon Ave	95901	20320030		RC	NMX	3	20	0.
Yuba County	2117 Hammonton Smartsville Rd	95901	21042002		SFR	RM	8	17	5.
Yuba County	1941 N Beale Rd	95901	21111046		CC	NMX	3	20	0.
Yuba County	Linda Ave	95901	21111048		SFR	RM	8	17	9.
Yuba County	1886 N Beale Rd	95901	21150051		CC	RM	8	17	10.
Yuba County	5980 Woodland Dr	95901	21161006		MFR	NMX	3	20	0.
Yuba County	Woodland Dr	95901	21161007		MFR	NMX	3	20	0.
Yuba County	1840 Fernwood Dr	95901	21196012		SFR	RS	3	8	0.
Yuba County	Twisted River	95901	21220042		SFR	RM	8	17	1.
Yuba County	Pasado Rd	95901	21440023		SFR	NMX	3	20	1.
Yuba County	2148 Butler	95901	21550017		SFR	RS	3	8	0.
Yuba County	2154 Butler Dr	95901	21550018		SFR	RS	3	8	0.
Yuba County	2160 Butler Dr	95901	21550019		SFR	RS	3	8	0.
Yuba County	5781 Park Ave	95901	21571007		SFR	RS	3	8	0.
Yuba County	5777 Park Ave	95901	21571008		SFR	RS	3	8	0.
Yuba County	5778 Kent Way	95901	21571009		SFR	RS	3	8	0.
Yuba County	5782 Kent Way	95901	21571010		SFR	RS	3	8	0.
Yuba County	5786 Kent Way	95901	21571011		SFR	RS	3	8	0.
Yuba County	5790 Kent Way	95901	21571012		SFR	RS	3	8	0.
Yuba County	5796 Kent Way	95901	21571013		SFR	RS	3	8	0.
Yuba County	5802 Kent Way	95901	21571014		SFR	RS	3	8	0.
Yuba County	5808 Kent Way	95901	21571015		SFR	RS	3	8	0.
Yuba County	5812 Kent Way	95901	21571016		SFR	RS	3	8	0.
Yuba County	5809 Kent Way	95901	21571017		SFR	RS	3	8	0.
Yuba County	5779 Kent Way	95901	21572002		SFR	RS	3	8	0.
Yuba County	5775 Kent Way	95901	21572003		SFR	RS	3	8	0.
Yuba County	1649 Oak Park Dr	95901	21572004		SFR	RS	3	8	0.
Yuba County	1657 Oak Park Dr	95901	21572005		SFR	RS	3	8	0.
Yuba County	1665 Oak Park Dr	95901	21572006		SFR	RS	3	8	0.
Yuba County	1656 Deborah Ln	95901	21572010		SFR	RS	3	8	0.
Yuba County	1648 Deborah Ln	95901	21572011		SFR	RS	3	8	0.
Yuba County	1640 Deborah Ln	95901	21572012		SFR	RS	3	8	0.
Yuba County	1612 Oak Park Dr	95901	21573001		SFR	RS	3	8	0.
Yuba County	1620 Oak Park Dr	95901	21573002		SFR	RS	3	8	0.
Yuba County	1628 Oak Park Dr	95901	21573003		SFR	RS	3	8	0.
Yuba County	1636 Oak Park Dr	95901	21573004		SFR	RS	3	8	0.
Yuba County	1644 Oak Park Dr	95901	21573005		SFR	RS	3	8	0.
Yuba County	1652 Oak Park Dr	95901	21573006		SFR	RS	3	8	0.
Yuba County	1660 Oak Park Dr	95901	21573007		SFR	RS	3	8	0.

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Yuba County	4770 Sugarpine Ln	95961	13190062		MFR	RM	8	17	
Yuba County	4774 Sugarpine Ln	95961	13190072		MFR	RM	8	17	
Yuba County	1687 W Tenth Ave	95961	13220024		SFR	RS	3	8	
Yuba County	4737 Fleming Way	95961	13240003		SFR	RS	3	8	
Yuba County	4680 Ardmore Ave	95961	13281001		SFR	RM	8	17	
Yuba County	1797 E Eleventh Ave	95961	13281027		SFR	RS	3	8	
Yuba County	4666 Fleming Way	95961	13282004		SFR	RM	8	17	
Yuba County	1919 E Eleventh Ave	95961	13290035		SFR	RM	8	17	
Yuba County	1959 E Eleventh Ave	95961	13290060		MFR	RM	8	17	
Yuba County	Vinboy's Trailer	95961	13520009		MU	RM	8	17	
Yuba County	Olivehurst Ave	95961	13520010		MU	RM	8	17	
Yuba County	5009 Olivehurst Ave	95961	13520017		MU	DC	8	40	
Yuba County	Riverside Dr	95961	20091010		MFR	RS	3	8	
Yuba County	5872 Riverside Dr #E	95961	20091015		MFR	RS	3	8	
Yuba County	5422 Feather River Blvd	95961	20341009		MFR	RS	3	8	
Yuba County	1552 Second Ave	95961	13440007		SFR	RS	3	8	
Yuba County	1718 Third Ave	95961	13480068		SFR	RS	3	8	
Yuba County	5th Ave	95961	13501029		SFR	RS	3	8	
Yuba County	5th Ave	95961	13501032		SFR	RS	3	8	
Yuba County	5041 Canal St	95961	13502010		SFR	RS	3	8	
Yuba County	2371 N Beale Rd	95901	19292004		MFR	RH	15	30	
Yuba County	1702 Marsh Dr	95901	19435001		S/MFR	RS	3	8	
Yuba County	5441 Feather River Blvd	95961	20342015		MFR	RS	3	8	
Yuba County	909 Grand Ave	95961	20342021		MFR	RS	3	8	
Yuba County	891 Grand Ave	95961	20342022		MFR	RS	3	8	
Yuba County	5719 Arboga Rd	95961	20222010		MFR	RS	3	8	
Yuba County	5697 Arboga Rd	95961	20255005		MFR	RS	3	8	
Yuba County	1121 Vine Ave	95961	21381012		MFR	RS	3	8	
Yuba County	1179 Pasado Rd	95961	21382016		MFR	RS	3	8	
Yuba County	#N/A	#N/A	20061025		MFR	RS	3	8	
Yuba County	5943 Riverside Dr	95961	20092005		MFR	RS	3	8	
Yuba County	5919 Garden Ave	95961	20097015		MFR	RM	8	17	
Yuba County	5881 Garden Ave	95961	20097024		MFR	RM	8	17	
Yuba County	5877 Garden Ave	95961	20097025		MFR	RM	8	17	
Yuba County	5791 Arboga Rd	95961	20134005		MFR	RM	8	17	
Yuba County	5984 Park Ave	95901	20160005		MFR	NMX	3	20	
Yuba County	5980 Park Ave	95901	20160006		MFR	NMX	3	20	
Yuba County	5941 Lowe Ave	95901	20160038		MFR	RH	15	30	
Yuba County	5608 Feather River Blvd	95961	20171012		MFR	RS	3	8	
Yuba County	Feather Blvd	95961	20351023		MFR	NMX	3	20	
Yuba County	5272 Feather River Blvd	95961	20351024		MFR	NMX	3	20	

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Yuba County	Feather River Blvd	95961	20373009		MFR	RE	N/A	1	
Yuba County	959 Myrna Ave	95961	20380019		MFR	RE	N/A	1	
Yuba County	927 Myrna Ave	95961	20380025		MFR	RE	N/A	1	
Yuba County	5094 Feather River Blvd	95961	20390009		VA	AE-40		1	
Yuba County	5088 Feather River Blvd	95961	20390010		VA	AE-40		1	
Yuba County	5064 Feather River Blvd	95961	20390011		VA	AE-40		1	
Yuba County	Feather River Blvd	95961	20390013		VA	AE-40		1	
Yuba County	5036 Feather River Blvd	95961	20390015		VA	AE-40		1	
Yuba County	5028 Feather River Blvd	95961	20390016		VA	AE-40		1	
Yuba County	5006 Feather River Blvd	95961	20390024		VA	AE-40		1	
Yuba County	6199 Mapes Way	95901	21023006		MFR	RS	3	8	
Yuba County	Mapes Way	95901	21023007		MFR	RS	3	8	
Yuba County	6215 McLaughlin Way	95901	21032016		MFR	RS	3	8	
Yuba County	Hammonton Smartville Rd	95901	21032020		MFR	RS	3	8	
Yuba County	1799 Hile Ave	95901	21051011		MFR	RS	3	8	
Yuba County	1460 Hammonton Smartville Rd	95901	21282001		MFR	RS	3	8	
Yuba County	Hammonton Smartville Rd	95901	21282002		MFR	RS	3	8	
Yuba County	1170 Grand Ave	95961	21341002		MFR	RS	3	8	
Yuba County	5635 Arboga Rd	95961	21342006		MFR	RM	8	17	
Yuba County	5536 S Gledhill Ave	95961	21391005		MFR	RM	8	17	
Yuba County	5550 S Gledhill Ave	95961	21391012		MFR	RM	8	17	
Yuba County	5540 S Gledhill Ave	95961	21391013		MFR	RM	8	17	
Yuba County	5536 Arboga Rd	95961	21411021		MFR	RS	3	8	
Yuba County	5564 Arboga Rd	95961	21411026		MFR	RS	3	8	
Yuba County	5503 Arboga Rd	95961	21412020		MFR	RS	3	8	
Yuba County	1644 Erle Rd	95901	19230056		CC	CMX	10	40	
Yuba County	1690 Fourth Ave	95961	13480053		SFR	RH	15	30	
Yuba County	1491 Hammonton Smartville Rd	95901	20160054		MFR	RH	15	30	
Yuba County	Avondale Ave	95901	20160057		MFR	RH	15	30	
Yuba County	N Beale Rd	95901	21540039		MFR	NMX	3	20	
Yuba County	Collegeview Dr	95901	21540040		MFR	NMX	3	20	
Yuba County	1738 Erle Rd	95901	19230039000		CMU	CMX	10	40	
Yuba County	Chestnut Rd	95901	21427007000		VN	CMX	10	40	
Yuba County	Scales Ave	95901	20140057000		CMU	CMX	10	40	
Yuba County	Lindhurst Ave	95901	19230084000		CMU	CMX	10	40	
Yuba County	Pasado Rd	95901	21432002000		VN	CMX	10	40	
Yuba County	Erle Rd	95901	19230040000		CMU	CMX	10	40	
Yuba County	Edgewater Cir	95901	19230120000		VN	CMX	10	40	
Yuba County	1044 N Beale Rd	95901	20140037000		VN	CMX	10	40	
Yuba County	Olivehurst Ave	95961	13520002000		VN	CMX	10	40	
Yuba County	5028 Powerline Rd	95961	13550001000		VN	CMX	10	40	

**Table A: Housing Element Sites Inventory, Table Starts in Cell A2**

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Par Siz (Acr
Yuba County	N Beale Rd	95901	20140050000		CMU	CMX	10	40	
Yuba County	N Beale Rd	95901	20140049000		CMU	CMX	10	40	
Yuba County	N Beale Rd	95901	20140046000		CMU	CMX	10	40	
Yuba County	N Beale Rd	95901	20140047000		CMU	CMX	10	40	
Yuba County	Chestnut	95901	21428009000		VN	CMX	10	40	
Yuba County	Chestnut	95901	21428008000		VN	CMX	10	40	
Yuba County	Chestnut	95901	21428007000		VN	CMX	10	40	
Yuba County	Chestnut	95901	21428006000		VN	CMX	10	40	
Yuba County	Chestnut	95901	21428004000		VN	CMX	10	40	
Yuba County	Chestnut	95901	21428003000		VN	CMX	10	40	
Yuba County	Chestnut	95901	21428002000		VN	CMX	10	40	
Yuba County	Chestnut	95901	21428005000		VN	CMX	10	40	
Yuba County	Chestnut Rd	95901	21428001000		VN	CMX	10	40	
Yuba County	5075 Olivehurst Ave	95961	13493016000		VN	CMX	10	40	
Yuba County	5057 Olivehurst Ave	95961	13520018000		VN	CMX	10	40	
Yuba County	5065 Powerline Rd	95961	13492005000		VN	CMX	10	40	
Yuba County	5040 Powerline Rd	95961	13530015000		VN	CMX	10	40	
Yuba County	5062 Powerline Rd	95961	13493020000		VN	CMX	10	40	
Yuba County	Olivehurst Ave	95961	13520023000		VN	CMX	10	40	
Yuba County	Powerline Rd	95961	13493021000		VN	CMX	10	40	
Yuba County	Edgewater Cir	95901	19230122000		VN	CMX	10	40	
Yuba County	Edgewater Cir	95901	19230121000		VN	CMX	10	40	
Yuba County	2089 Hammonton Smartsville Rd	95901	21042029000		VN	NMX	3	20	
Yuba County	5653 Alicia Ave	95961	20221006000		VN	NMX	3	20	
Yuba County	1729 N Beale Rd	95901	21080022000		VN	NMX	3	20	
Yuba County	N Beale Rd	95901	21111049000		VN	NMX	3	20	
Yuba County	N Beale Rd	95901	21100047000		VN	NMX	3	20	
Yuba County	5742 Lindhurst Ave	95901	21312009000		VN	NMX	3	20	
Yuba County	1250 Scales Ave	95901	20320024000		VN	NMX	3	20	
Yuba County	1736 N Beale Rd	95901	21132005000		VN	NMX	3	20	
Yuba County	Sutter St	95901	21540038000		VN	NMX	3	20	
Yuba County	5726 Lindhurst Ave	95901	21313020000		VN	NMX	3	20	
Yuba County	1976 N Beale Rd	95901	21162050000		VN	NMX	3	20	
Yuba County	1584 Hammonton Smartsville Rd	95901	21120037000		VN	NMX	3	20	
Yuba County	1409 Sartori Ave	95901	21362004000		VN	NMX	3	20	
Yuba County	N Beale Rd	95901	21132027000		VN	NMX	3	20	
Yuba County	1595 N Beale Rd	95901	20052002000		VN	NMX	3	20	
Yuba County	1450 N Beale Rd	95901	20160031000		VN	NMX	3	20	
Yuba County	2202 Mcgowan Pr	95961	14201006000		VN	NMX	3	20	
Yuba County	2392 Mcgowan Pr	95961	14210067000		VN	NMX	3	20	
Yuba County	McGowan Pkwy	95961	14210007000		VN	NMX	3	20	

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Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Par Siz (Acr
Yuba County	4411 Powerline Rd	95961	14160063000		VN	NMX	3	20	
Yuba County	4401 Powerline Rd	95961	14160062000		VN	NMX	3	20	
Yuba County	2059 Hammonton Smartsville Rd	95901	21042007000		VN	NMX	3	20	
Yuba County	1990 Mcgowan Pr	95961	14190050000		VN	NMX	3	20	
Yuba County	1485 N Beale Rd	95901	20040082000		VN	NMX	3	20	
Yuba County	McGowan Pkwy	95961	14190051000		VN	NMX	3	20	
Yuba County	McGowan Pkwy	95961	14190045000		VN	NMX	3	20	
Yuba County	5518 Chestnut Rd	95961	13590014000		VN	NMX	3	20	
Yuba County	5490 Chestnut Rd	95961	13410079000		VN	NMX	3	20	
Yuba County	Fir Rd	95961	13410064000		VN	NMX	3	20	
Yuba County	Alicia Ave	95961	20133034000		VN	NMX	3	20	
Yuba County	1800 Hammonton Smartsville Rd	95901	21010004000		VN	RH	15	30	
Yuba County	1865 Seventh Ave	95961	13082008000		VN	RH	15	30	
Yuba County	1718 E Eleventh Ave	95961	13310039000		VN	RH	15	30	
Yuba County	1817 Seventh Ave	95961	13082033000		VN	RH	15	30	
Yuba County	Elder Rd	95961	019700003000		VN	NMX	3	20	
Yuba County	Bloom Dr	95961	019700004000		VN	NMX	3	20	
Yuba County	Cobbler Ln	95901	019700006000		VN	NMX	3	20	
Yuba County	Autumn Ln	95961	019762002000		VN	NMX	3	20	
Yuba County	Autumn Ln	95961	019762003000		VN	NMX	3	20	
Yuba County	6015 Griffith Ave	95961	019250030000		VN	NMX	3	20	
Yuba County	Feather River Blvd	95961	16670016000		PLSP	RH	12	12	
Yuba County	River Oaks Blvd	95961	16040105000		PLSP	RH	12	12	





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