



AGENDA

MARCH 1, 2022

REGULAR MEETING CITY COUNCIL CITY OF YUBA CITY

**5:00 P.M. CLOSED SESSION:
SUTTER ROOM/VIRTUAL**

**6:00 P.M. REGULAR MEETING
COUNCIL CHAMBERS/VIRTUAL**

MAYOR	• Dave Shaw
VICE MAYOR	• Wade Kirchner
COUNCILMEMBER	• Marc Boomgaarden
COUNCILMEMBER	• Grace Espindola
COUNCILMEMBER	• Shon Harris
CITY MANAGER	• Diana Langley
CITY ATTORNEY	• Shannon L. Chaffin

**1201 Civic Center Blvd
Yuba City CA 95993**

Wheelchair Accessible



*If you need assistance in order to attend the City Council meeting, or if you require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the City Council, the City is happy to assist you. Please contact City offices at (530) 822-4817 at least 72 hours in advance so such aids or services can be arranged. **City Hall TTY: 530-822-4732***

**AGENDA
REGULAR MEETING
CITY COUNCIL - CITY OF YUBA CITY
MARCH 1, 2022
5:00 P.M. CLOSED SESSION:
SUTTER ROOM/VIRTUAL

6:00 P.M. REGULAR MEETING
COUNCIL CHAMBERS/VIRTUAL**

Closed Session

1. **A. Conference with Legal Counsel – Existing Litigation (Pursuant to Government Code Section 54956.9(d)(1)) Name of Case: *Gregory Gross v. City of Yuba City et al.*, Yuba County Superior Ct. Case No. CVCS22-0000016**

Regular Meeting

Call to Order

Roll Call

- ☐ Mayor Shaw
- ☐ Vice Mayor Kirchner
- ☐ Councilmember Boomgaarden
- ☐ Councilmember Espindola
- ☐ Councilmember Harris

Invocation/Inspiration

Pledge of Allegiance to the Flag

City Attorney's Report on Closed Session Items, City Attorney Shannon Chaffin

Agenda Modifications/Approval of Agenda

Ceremonial Presentations

2. **Yuba City Police Officer of the Year 2021 - Proclamation**
3. **The Cookie Tree 40 years in Business - Proclamation**
4. **Red Cross - Proclamation**
5. **Martin Luther King March - Proclamation**

Public Communication

6. **Appearance of Interested Citizens**

You are welcome and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Public comment on items not listed on the agenda will be considered at this time. Comments on controversial items may be limited and large groups are encouraged to select representatives to express the opinions of the group.

- For Items on the Agenda

Public comments on items on the agenda are taken during Council's consideration of each agenda item. If you wish to comment on any item appearing on the agenda, please note the number of the agenda item about which you wish to comment. If you wish to comment on more than one item, please send an email for each item.

- Items not listed on the Agenda

Public comments on items not listed on the agenda will be considered at this time. Members of the public submitting written requests at least 24 hours prior to the meeting will normally be allotted 5 minutes to comment. In addition to written comments, the public is welcome to submit a video presentation in electronic format to be played during public comment or during the hearing item. Due to COVID-19 staffing limitations, formatting, and video streaming related issues, presentations must be submitted to the City Clerk no later than 5:00 p.m. the day before the meeting to ensure the presentation is available for streaming at the time the Agenda item is called. Presentations submitted after 5:00 p.m. the day before the meeting may not be available to be streamed at the meeting.

Consent Calendar

All matters listed under Consent Calendar are considered to be routine and can be enacted in one motion. There will be no separate discussion of these items prior to the time that Council votes on the motion unless members of the City Council, staff or public request specific items to be discussed or removed from the Consent Calendar for individual action.

7. Minutes of February 15, 2022

Recommendation: Approve the City Council minutes of February 15, 2022

8. State Ballot Measure Restricting Voters' Input and Local Taxing Authority

Recommendation: Adopt a Resolution opposing a State Ballot Measure that restricts voters' input and local taxing authority titled, "Taxpayer Protection and Government Accountability Act" (Initiative 21-0042A1)

9. Environmental Compliance Division Personnel

Recommendation: Adopt a Resolution authorizing the reclassification of existing employees and authorizing the Finance Director to amend the salary schedule to reflect the creation of the Environmental Compliance Division within the Public Works Department as outlined in the staff report

10. Wastewater Treatment Facility Return Activated Sludge/Waste Activated Sludge Pumps Purchase

Recommendation: Adopt a Resolution awarding the purchase of three (3) RAS pumps and two (2) WAS pumps to G3 Engineering, Inc. of Granite Bay, CA in the amount of \$140,000, with the finding that it is in the best interest of the City

11. Authorize the City Manager to enter into an agreement with Sacramento Area Council of Governments (SACOG) to administer a Code Audit project with services performed by Cascadia Partners, LLC

Recommendation: Adopt a Resolution authorizing the City Manager to enter into an agreement and execute a Memorandum of Understanding between SACOG and City of Yuba City for the Regional Early

Action Planning (REAP) Grant Program

12. Clarification of the Custodial Services Bid (FB22-05) Awardee

Recommendation: Adopt a Resolution to clarify that the bid award for FB22-05 was intended for Valley Commercial Cleaning and once the vendor changes their name to "VALCO Cleaning, Inc." and provides the appropriate documentation that it is Department of Industrial Relations and bid specification compliant, the City Manager is authorized to amend the agreement to add "VALCO Cleaning, Inc." and remove Valley Commercial Cleaning from the contract

13. Appointments to the City of Yuba City Senior Commission

Recommendation: Approve the Recommendations for Appointment of Four (4) Members to the Senior Commission

Business Items

14. Blue Zones Project

Recommendation: A. Accept a presentation on the Blue Zones Yuba Sutter Project, and

B. Adopt a Resolution affirming support for the Blue Zones Project and appointing a representative to serve on the Blue Zones Project Yuba Sutter Steering Committee

15. Bridge Street Widening – Gray Avenue to Cooper Avenue Project (Award for Construction and Construction Management)

Recommendation: Adopt a Resolution which takes the following actions:

A. Rejects bid protest submitted by All-American Construction and awards a construction contract to Baldwin Contracting Company, DBA Knife River Construction, of Chico, CA in the amount of their total bid of \$8,054,003.00 and authorize the City Manager to execute the contract on behalf of the City, subject to review and approval as to legal form by the City Attorney

B. Awards a Professional Services Agreement to Knight CM Group of Gold River, CA for Construction Management and Inspection Services in the amount of \$814,441.82 and authorize the City Manager to execute the contract on behalf of the City, subject to material terms, subject to Caltrans Internal Office of Audits and Investigations approval, subject to review and approval as to legal form by the City Attorney, and with the finding that it is in the best interest of the City

C. Awards a Professional Services Agreement to The Solis Group of Pasadena, CA for Labor Compliance Services in the amount of \$29,004.00, subject to material terms,

with the finding that it is in the best interest of the City

- D. Authorizes Amendment No. 1 to the Professional Services Agreement with MHM Engineering of Marysville, CA for Engineering Services During Construction in the amount of \$59,337.00, subject to material terms, with the finding that it is in the best interest of the City
- E. Authorizes the Finance Director to make a supplemental appropriation in the amount of \$1,732,795.00 from unallocated Transportation Development Act funds to CIP Account No. 911187 (Bridge Street Widening)
- F. Authorizes the Finance Director to make a budget transfer in the amount of \$2,277,091.00 from CIP Account No. 921255 (Road Maintenance and Rehabilitation Account) to CIP Account No. 921187 (Bridge Street Widening)
- G. Authorizes the Finance Director to make a budget transfer in the amount of \$98,000.00 from 981229 (Capitalization Fund) to CIP Account No. 981187 (Bridge Street Widening) for wastewater improvements
- H. Authorizes the Finance Director to make a budget transfer in the amount of \$677,000.00 from 971092 (Water Line Extension & Distribution Piping Enhancements) to CIP Account No. 971187 (Bridge Street Widening) for water improvements

16. SB 1383 Ordinance Updates Second Reading

Recommendation: Adopt an Ordinance of the City Council of the City of Yuba City adding Section 7-10.03 of Chapter 10 of Title 7, adding Chapter 18 (Model Water Efficient Landscape Ordinance) of Title 7, amending Chapter 3 (Mandatory Refuse Collection Services) of Title 6, and amending Section 6-4.03 of Chapter 4 of Title 6 of the Yuba City Municipal Code to comply with Senate Bill 1383 by title only and waive the second reading

17. 2021-2029 City of Yuba City General Plan Housing Element

Recommendation: A. Conduct a Public Hearing; and

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

18. Senate Bill 9 and Accessory Dwelling Unit Ordinance Amendments

Recommendation: A. Conduct a Public Hearing, and;

B. Introduce an Ordinance to update the Yuba City Municipal

Code to establish regulations for Urban Lot Splits and two-unit developments in accordance with Senate Bill 9, and adopt amendments to regulations of Accessory Dwelling Units and Junior Accessory Dwelling Units, by title only and waive the first reading

Future Agenda Items

19. Future Agenda Items

- Councilmember Boomgaarden
- Councilmember Espindola
- Councilmember Harris
- Vice Mayor Kirchner
- Mayor Shaw

Reports and Communications

The following reports and communication items are provided for the Council's information. No action can be taken on items under this section unless the Council agrees to include it on a subsequent agenda

20. City Manager's Report

21. City Council Reports

- Councilmember Espindola
- Councilmember Harris
- Councilmember Boomgaarden
- Vice Mayor Kirchner
- Mayor Shaw

Adjournment

CITY OF YUBA CITY

Closed Session Items

- A. Conference with Legal Counsel – Existing Litigation (Pursuant to Government Code Section 54956.9(d)(1))

Name of Case: *Gregory Gross v. City of Yuba City et al.*, Yuba County Superior Ct. Case
No. CVCS22-0000016



Proclamation

of the City Council

Yuba City Police Officer of the Year 2021

Proclamation to be presented at the Council Meeting



Proclamation

of the City Council

The Cookie Tree

40 years of Sweet Business

WHEREAS, The City of Yuba City would like to celebrate and recognize Sue Smith the owner of the Cookie Tree for 40 years in business; and

WHEREAS, on December 11, 1981, The Cookie Tree was established and opened its doors on Plumas Street. On the first day of business they cleared \$187.00! A few years later, Sue bought the store and the business continued to be very successful and moved from Plumas Street to a different location another two times due to growth of the business; and

WHEREAS, today The Cookie Tree has 22 employees and the current managers Julie and her sister Kristie have worked there for many years along with their mom Judy, who is the baker. Together combined they have 80 years in the business;

WHEREAS, The Cookie Tree has become an icon in the community and is the perfect place to pick up that perfect gift. They have a huge variety of cookies, cakes, brownies, cheesecakes, hot beverages and a mini gift area. These cookies are desired throughout the community, region and are shipped all over the country; and

WHEREAS, they are not shy to giving back to the community, they supported many community events along with countless donations to schools, charities and other fundraising events; and

WHEREAS, at the start of the Pandemic, there was concern of cutting back on staff but after The Cookie Tree closed its doors for one day, business increased immensely and Sue knew everything was going to be okay; and

WHEREAS, additionally, Sue Smith has channeled this success to her wonderful employees, the support of the entire community, and mostly gives God all the credit.

NOW, THEREFORE, BE IT RESOLVED, that I, Dave Shaw, Mayor of the City of Yuba City and on behalf of our entire City Council, do hereby applaud and congratulate Sue Smith the owner of The Cookie Tree on the 40 year anniversary of this sweet business and look forward to many more dozens of cookies in the future.

Done on this 1st day of March 2022 at the City of Yuba City, County of Sutter, State of California.



Proclamation

of the City Council

American Red Cross Month March 2022

WHEREAS, in times of crisis, people in Yuba City come together to care for one another. This humanitarian spirit is part of the foundation of our community and is exemplified by American Red Cross volunteers and donors; and

WHEREAS, in 1881, Clara Barton founded the American Red Cross, turning her steadfast dedication for helping others into a bold mission of preventing and alleviating people's suffering. Today, more than 140 years later, we honor the kindness and generosity of Red Cross volunteers here in Yuba City, who continue to carry out Clara's lifesaving legacy. They join the millions of people across the United States who volunteer, give blood, donate financially, or learn vital life-preserving skills through the Red Cross; and

WHEREAS, during the wildfires of 2021 the contributions of local Red Cross volunteers gave hope to the most vulnerable in their darkest hours — whether it's providing emergency shelter, food and comfort for families devastated by wildfires, local disasters like single-family home fires, donating essential blood for accident and burn victims, heart surgery and organ transplant patients, and those receiving treatment for leukemia, cancer or sickle cell disease; supporting service members and veterans, along with their families and caregivers, through the unique challenges of military life; helping to save the lives of others with first aid, CPR and other skills; or delivering international humanitarian aid; and

WHEREAS, their work to prevent and alleviate human suffering is vital to strengthening our community's resilience. We dedicate this month of March to all those who continue to advance the noble legacy of American Red Cross founder Clara Barton, who lived by her words, "You must never think of anything except the need, and how to meet it." We ask others to join in this commitment to give back in our community.

NOW, THEREFORE BE IT RESOLVED, that I, Dave Shaw, Mayor of the City of Yuba City, and on behalf of the entire City Council, do hereby proclaim March 2022 Red Cross Month and encourage the community to reach out and support its humanitarian mission.

Done the 1st day of March, 2022, City of Yuba City, Sutter County and the State of California.



Proclamation

of the City Council

Martin Luther King Unity March

Proclamation to be presented at the Council Meeting

CITY OF YUBA CITY

Public Communication

Members of the public may address the City Council on items of interest that are within the City's jurisdiction. Individuals addressing general comments are encouraged to limit their statements.

Due to COVID-19, residents are encouraged to attend the City Council meeting via web conference or submit comments by email. Consistent with public health guidelines for social distancing, limited seating is available in the Council Chamber. If an attendee does not have a facial covering, one will be provided. Comments may be made at the Council Chamber podium. Please participate via web conference or email if you are ill or have been exposed to COVID-19.

Procedure

Complete a Speaker Card located in the lobby and give to the Clerk, or Email the City Clerk at cityclerk@yubacity.net any time before the meeting but no later than the close of the specific agenda item or before the close of the public hearing. When a matter is announced, wait to be recognized by the Mayor or if by email the City Clerk will provide your comments to the Mayor. Comment should begin by providing your name and place of residence. A three minute limit is requested when addressing Council.

- **For Items on the Agenda**

Public comments on items on the agenda are taken during Council's consideration of each agenda item during the public comment portion. If you wish to comment on any item appearing on the agenda, please note the number of the agenda item about which you wish to comment. If you wish to speak on more than one item, please fill out a separate card for each item.

- **Items not listed on the Agenda**

Public comments on items not listed on the agenda will be considered at this time. Members of the public submitting written requests at least 24 hours prior to the meeting will normally be allotted 5 minutes to comment. In addition to written comments, the public is welcome to submit a video presentation in electronic format to be played during public comment or during the hearing item. Due to COVID-19 staffing limitations, formatting, and video streaming related issues, presentations must be submitted to the City Clerk no later than 5:00 p.m. the day before the meeting to ensure the presentation is available for streaming at the time the Agenda item is called. Presentations submitted after 5:00 p.m. the day before the meeting may not be available to be streamed at the meeting.

Request for additional time to address Council

Members of the public submitting written requests at least 24 hours prior to the meeting will normally be allotted 5 minutes to speak.

Procedure

When requesting to comment, please indicate your name and the topic and mail to:

City of Yuba City
Attn: City Clerk
1201 Civic Center Blvd
Yuba City CA 95993

Or email to:
Jackie Sillman, City Clerk
cityclerk@yubacity.net

CITY OF YUBA CITY
STAFF REPORT

Date: March 1, 2022
To: Honorable Mayor & Members of the City Council
From: Administration Department
Presentation By: Ciara Wakefield, City Clerk Administrator

Summary

Subject: Minutes of February 15, 2022
Recommendation: Approve the City Council minutes of February 15, 2022
Fiscal Impact:

Attachments:

1. 02-15-2022 - Regular Meeting Minutes (DRAFT)

Prepared By:
Ciara Wakefield
City Clerk Administrator

Submitted By:
Diana Langley
City Manager

ATTACHMENT 1

REGULAR MEETING (draft)
CITY COUNCIL - CITY OF YUBA CITY
FEBRUARY 15, 2022
6:00 P.M. REGULAR MEETING
COUNCIL CHAMBERS/VIRTUAL

Regular Meeting (Council Chambers)

The Regular Meeting of the City Council was called to order by Mayor Shaw at 6:00 PM

Roll Call

Present: Mayor Shaw, Vice-Mayor Kirchner, and Councilmembers Boomgaarden, Espindola, and Harris

Absent: None

Invocation/Inspiration

Dan Callaghan, Sutter County Chaplain and First Baptist Church of Yuba City Pastor

Pledge of Allegiance to the Flag

George Barlow led the Pledge of Allegiance

City Attorney's Report on Closed Session Items

No Closed Session

Agenda Modifications/Approval of Agenda

No modifications were made

Ceremonial Presentations

1. Teen Dating Violence Awareness and Prevention Proclamation

Mayor Shaw presented a proclamation to Rosa Zuniga, Counselor/Advocate for Casa de Esperanza

Public Communication

2. Appearance of Interested Citizens

Bijan Parhizgar spoke
Courtney Ortega spoke

Consent Calendar

Vice-Mayor Kirchner moved and Councilmember Espindola seconded the motion to:

3. Minutes of January 28, February 1 and 7, 2022

Approve the City Council minutes January 28, February 1 and 7, 2022

4. Sutter County and Yuba City Representation on Planning Commission

- A. Confirm the appointment of Stacy Brookman, Yuba City Planning Commissioner, to the Sutter County Planning Commission and forward said recommendation to the Sutter County Board of Supervisors
- B. Confirm the Sutter County Planning Commission appointment of Karri Campbell to represent Sutter County on the City of Yuba City Planning Commission

5. Yuba City Lighting and Landscape Maintenance District No. 5, Zone of Benefit H_4 (Faith Court Subdivision)

Adopt a Resolution confirming and ordering annexation of the parcels associated with the Faith Court Subdivision, APNs 62- 420-001 through 62-420-010 into the existing Yuba City Lighting and Landscape Maintenance District No. 5, Zone of Benefit H_4 and establishing a levy of assessments for the annexed territory

The motion was passed with a unanimous vote

Business Items

6. Public Meeting to Renew the Yuba-Sutter Tourism Improvement District

Allow members of the public to provide comments on the renewal of the Yuba-Sutter Tourism Improvement District (YSTID)

Mayor Shaw opened the Public Testimony

Jessie Bains spoke

Mayor Shaw closed the Public Testimony

7. Annexation – South block of the Lincoln East Specific Plan (LESP)

Councilmember Espindola moved and Councilmember Harris seconded the motion to:

- A. Adopt a Resolution requesting the Sutter Local Agency Formation Commission (LAFCo) to take proceedings for reorganization (annexation) of the Lincoln East Specific Plan South Block Area to the City of Yuba City. (Proposed area generally bounded by Lincoln Rd, George Washington Blvd, Sanborn Dr and Bogue Rd.)
- B. Authorize payment to LAFCo and the State for application processing

The motion was passed with a unanimous vote

8. SB 1383 Compliance Ordinance Updates

Councilmember Harris moved and Councilmember Boomgaarden seconded the motion to:

- A. Introduce an Ordinance of the City Council of the City of Yuba City adding Section 7-10.03 of Chapter 10 of Title 7, adding Chapter 18 (Model Water Efficient Landscape Ordinance) of Title 7, amending Chapter 3 (Mandatory Refuse Collection Services) of Title 6, and amending Section 6-4.03 of Chapter 4 of Title 6 of the Yuba City Municipal Code to comply with Senate Bill 1383 by title only and waive the first reading
- B. Adopt a Resolution amending the User Fee Schedule to include Administrative Civil

Penalties to enforce compliance with Senate Bill 1383

The motion was passed with a unanimous vote

Future Agenda Items

9. Future Agenda Items

No suggestions were made

Reports and Communications

10. City Manager's Report

11. City Council Reports

Councilmember Boomgaarden

Councilmember Espindola

Councilmember Harris

Vice Mayor Kirchner

Mayor Shaw

Adjournment

Mayor Shaw adjourned the Regular Meeting of the City Council at 7:32 PM

ATTEST:

Dave Shaw, Mayor

Ciara Wakefield, Deputy City Clerk

CITY OF YUBA CITY
STAFF REPORT

Date: March 1, 2022
To: Honorable Mayor & Members of the City Council
From: Administration Department
Presentation By: Diana Langley, City Manager

Summary

Subject: State Ballot Measure Restricting Voters' Input and Local Taxing Authority
Recommendation: Adopt a Resolution opposing a State Ballot Measure that restricts voters' input and local taxing authority titled, "Taxpayer Protection and Government Accountability Act" (Initiative 21-0042A1)
Fiscal Impact: The measure has the potential to negatively impact local governments throughout California.

Purpose:

To oppose a measure that would restrict voters' input and local taxing authority.

Council's Strategic Goal:

This addresses Council's goal of Fiscal Responsibility.

Background:

On January 4, 2022, the California Business Roundtable filed the Taxpayer Protection and Government Accountability Act, Initiative 21-0042A1 (Initiative), with the intent of bringing it before voters as part of the November 2022 election. According to materials prepared by the League of California Cities (Cal Cities), "An association representing California's wealthiest corporations - including oil, insurance, banks and drug companies - is behind a deceptive proposition aimed for the November 2022 statewide ballot. Their measure would create major new loopholes that allow corporations to avoid paying their fair share for the impacts they have on our communities; while also allowing corporations to evade enforcement when they violate environmental, health, safety and other state and local laws."

At the Cal Cities Board of Directors meeting in December 2021, the Board voted unanimously to oppose the Initiative as, "The measure would significantly jeopardize cities' ability to provide necessary services and critical infrastructure to residents. It would impose onerous and undemocratic restrictions on local governments and local voters that would reduce local revenues by billions every year, decimating vital services like fire and emergency response, infrastructure, libraries, parks, sanitation, economic development, and virtually all local services."

Analysis:

Cal Cities is requesting that all cities within California adopt a Resolution to oppose the Initiative. Attached is the template Resolution prepared by Cal Cities for Council's consideration.

Fiscal Impact:

The measure has the potential to negatively impact local governments throughout California.

Alternatives:

Do not adopt a Resolution and do not take a formal stand on the Initiative.

Recommendation:

Adopt a Resolution opposing a State Ballot Measure that restricts voters' input and local taxing authority titled, "Taxpayer Protection and Government Accountability Act"(Initiative 21-0042A1)

Attachments:

1. Attachment 1 - Reso - Oppose Initiative 21-0042A1
2. Attachment 2 - Initiative

Prepared By:

Diana Langley
City Manager

Submitted By:

Diana Langley
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
OPPOSING THE TAXPAYER PROTECTION AND GOVERNMENT ACCOUNTABILITY ACT,
INITIATIVE 21-0042A1**

WHEREAS, an association representing California's wealthiest corporations is behind a deceptive proposition aimed for the November 2022 statewide ballot; and

WHEREAS, the measure creates new constitutional loopholes that allow corporations to pay far less than their fair share for the impacts they have on our communities, including local infrastructure, our environment, water quality, air quality, and natural resources; and

WHEREAS, the measure includes undemocratic provisions that would make it more difficult for local voters to pass measures needed to fund local services and infrastructure, and would limit voter input by prohibiting local advisory measures where voters provide direction on how they want their local tax dollars spent; and

WHEREAS, the measure makes it much more difficult for state and local regulators to issue fines and levies on corporations that violate laws intended to protect our environment, public health and safety, and our neighborhoods; and

WHEREAS, the measure puts billions of dollars currently dedicated to state and local services at risk, and could force cuts to public schools, fire and emergency response, law enforcement, public health, parks, libraries, affordable housing, services to support homeless residents, mental health services, and more; and

WHEREAS, the measure would also reduce funding for critical infrastructure like streets and roads, public transportation, drinking water, new schools, sanitation, and utilities.

THEREFORE, BE IT RESOLVED, that the City Council of the City of Yuba City opposes Initiative 21-0042A1.

THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Yuba City will join the NO on Initiative 21-0042A1 coalition, a growing coalition of public safety, labor, local government, infrastructure advocates, and other organizations throughout the state.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 1st day of March, 2022.

AYES:

NOES:

ABSENT:

Dave Shaw, Mayor

ATTEST:

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon L. Chaffin, City Attorney
Aleshire & Wynder, LLP

ATTACHMENT 2

December 22, 2017**VIA PERSONAL DELIVERY**

Hon. Xavier Becerra
Attorney General of California
1300 I Street, 17th Floor, P.O. Box 944255
Sacramento, CA 95814

RECEIVED**DEC 22 2017**

INITIATIVE COORDINATOR
ATTORNEY GENERAL'S OFFICE

Attention: Ashley Johansson, Initiative Coordinator

Re: Request for Title and Summary for Initiative Constitutional
Amendment (A.G. No. 17-0050) - Amended Language

Dear Ms. Johansson:

Pursuant to Section 9002(b) of the California Elections Code, please find attached hereto amendments to the above-captioned initiative measure. I hereby request that a title and summary be prepared for the initiative measure using the amended language. My address as a registered voter, the required proponent affidavits pursuant to Sections 9001 and 9608 of the California Elections Code, and a check for \$2,000.00 were included with the original submission.

All inquires or correspondence relative to this initiative should be directed to Nielsen, Merksamer, Parrinello, Gross & Leoni, LLP, 1415 L Street, Suite 1200, Sacramento, CA 95814, (916) 446-6752, Attention: Kurt Oneto (telephone: 916/446-6752).

Thank you for your assistance.

Sincerely,



Robert Lapsley, Proponent

Enclosure: Proposed Initiative Constitutional Amendment

[Deleted codified text is denoted in ~~strikeout~~. Added codified text is denoted by *italics and underline*.]

Section 1. Title.

This Act shall be known, and may be cited as, the Tax Fairness, Transparency and Accountability Act of 2018.

Section 2. Findings & Declarations.

(a) State and local governments' appetite for new revenue adds to the rapidly rising costs of living that Californians face for housing, childcare, gasoline, food, energy, healthcare, and education. Compared to 2009, state revenues from taxes and other sources are set to grow by 68 percent— \$72 billion, or the equivalent of more than an additional \$7,200 annually for a family of four. Comparable growth in local government charges such as employee pensions adds considerably more to this total. This growing burden of taxes and other charges is hurting hardworking Californians who find themselves living paycheck to paycheck, and being forced to make tough choices between paying for housing, food, or healthcare.

(b) Californians are already among the highest taxed people in the country and already pay among the highest tax rates in the nation for the state personal income tax, sales taxes, and gasoline tax. From the most recent data from the US Census Bureau, California state and local government general revenues collected in 2015 from taxes, fees, charges, and other non-utility local sources were the highest in the nation at \$419 billion, making them the 9th highest on a per capita basis at \$8,385 per person. With 12 percent of the national population, US Census Bureau data shows that Californians in 2016 paid 17 percent of all taxes collected by the states including 13 percent of all general sales taxes, 15 percent of all vehicle license fees, 16 percent of all property taxes, 22 percent of all corporation taxes, 23 percent of all personal income taxes, and 29 percent of all occupation and business license fees.

(c) Californians have tried repeatedly to force greater accountability upon government before revenues can be increased. Voter-approved ballot measures such as Proposition 13 (1978), Proposition 62 (1986), Proposition 218 (1996), and Proposition 26 (2010) required state and local governments to make their case to the voters on the need for increased government revenues.

(d) Through these measures, voters also tried to keep government honest and transparent about why new revenues and charges are needed and how they will be used. For too long, politicians, state and local governments, and special interests have promised that taxpayer money will be spent for a specific purpose, only to divert its use once the money starts coming in. Revenues that were supposed to improve education instead have been diverted to general salary and benefit increases. Revenues that were promised to improve and expand government services were instead diverted to pay down debts created by past government decisions. Recent major transportation improvements have seen cost overruns more than double their original estimate. Polling by the nonpartisan Public Policy Institute of California showed 88 percent of Californians believe state government wastes a lot or some of the money we pay in taxes and charges.

(e) Contrary to the voters' intent, voter approval of government revenue increases and spending accountability measures have been weakened by the Legislature, the courts, and special interests, making it easier to raise government revenues in a myriad of ways by only a simple majority of the Legislature or with no vote by the public who is expected to pay the costs.

(f) Worse, court-created loopholes have enabled governments and their surrogates to become less transparent about how the funds taken from taxpayers are raised and spent. Loopholes have been created which are used by the Legislature, local governments and even special interest groups to: (1) pass vaguely-worded statutes allowing unelected bureaucrats to impose new fees and other charges on their own that increase the costs of goods and services in the state; (2) impose new taxes and other charges by hiding them and simply calling them by another name or even using the term "something else;" (3) shelter the revenues from voter approval by running the revenues through a nonprofit organization or another third party; and (4) encourage "divide and tax" by making it easier to raise taxes or charges on only a part of the population through simple majority votes in low turnout elections.

Section 3. Statement of Purpose.

(a) In enacting this measure, the voters reassert their right to require a two-thirds vote of the Legislature at the state level, and two-thirds of voters at the local level, for increases in state and local taxes, no matter how they are labeled nor how or by whom they are proposed. The

voters also intend that government remain accountable to the voters for how the taxes, fees, charges, and other government revenues extracted from Californians are spent.

(b) Furthermore, the purpose and intent of the voters in enacting this measure is to clarify that any new or increased form of state revenue, by any name or manner of extraction paid directly or indirectly by Californians, shall be authorized only by a two-thirds vote of the Legislature to ensure that the purposes for such tax, fee, or other charge are broadly supported and transparently debated.

(c) Furthermore, the purpose and intent of the voters in enacting this measure is also to ensure that taxpayers have the right and ability to effectively balance new or increased taxes, fees, charges, or other government revenues with the rapidly increasing costs Californians are already paying for housing, food, gasoline, energy, healthcare, education, and other basic costs of living.

(d) Furthermore, the purpose and intent of the voters in enacting this measure is to force transparency and accountability on how state and local revenues are utilized, so that revenues are used for their promised purposes, and not diverted to other uses.

(e) Furthermore, the purpose and intent of the voters in enacting this measure is to require that the public be allowed to vote on any and all local taxes that were created or increased by regulation or other bureaucratic action.

(f) In enacting this measure, the voters also additionally intend to reverse loopholes in the legislative two-thirds vote and voter approval requirements for government revenue increases created by the courts including, but not limited to, *Cannabis Coalition v. City of Upland*, *Chamber of Commerce v. Air Resources Board*, and *Schmeer v. Los Angeles County*.

Section 4. Section 3 of Article XIII A of the California Constitution is amended, to read:

SECTION 3.

(a) Every levy, charge, or exaction of any kind imposed, adopted, created, or established by state law is either a tax or an exempt charge.

(b) ~~(a)~~ Any change in state statute law which results in any taxpayer paying a higher tax must be imposed by an act passed by not less than two-thirds of all members elected to each of the two houses of the Legislature, except that no new ad valorem taxes on real property, or sales or transaction taxes on the sales of real property, may be imposed.

~~(c) (b)~~ As used in this section, "tax" means every ~~any~~ levy, charge, or exaction of any kind imposed, adopted, created, or established by the State ~~state law that is not an exempt charge.~~ except the following:

(d) As used in this section, "exempt charge" means only the following:

~~(1)~~ A charge imposed for a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the State of conferring the benefit or granting the privilege to the payor.

~~(1)~~ ~~(2)~~ A reasonable charge imposed for a specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable actual costs to the State of providing the service or product to the payor.

~~(2)~~ ~~(3)~~ A reasonable charge imposed for the reasonable not to exceed the actual regulatory costs to the State incident to for issuing licenses and permits, performing investigations, inspections, and audits, enforcing agricultural marketing orders, imposing assessments on a business by a tourism marketing district, and the administrative enforcement and adjudication thereof.

~~(3)~~ ~~(4)~~ A charge imposed for entrance to or use of state property, or the purchase, rental, or lease of state property, except charges governed by Section 15 of Article XI.

~~(4)~~ ~~(5)~~ A fine, or penalty, ~~or other monetary charge~~ including any applicable interest for nonpayment thereof, imposed by the judicial branch of government or the State, as a result of a state administrative enforcement agency pursuant to adjudicatory due process, to punish a violation of law.

~~(e)~~ Any tax adopted after January 1, 2010, but prior to the effective date of this act, that was not adopted in compliance with the requirements of this section is void 12 months after the effective date of this act unless the tax is reenacted by the Legislature and signed into law by the Governor in compliance with the requirements of this section.

(e) As used in this section, "state law" includes, but is not limited to, any state statute, state regulation, state executive order, state resolution, state ruling, state opinion letter, or other legal authority or interpretation adopted, enacted, enforced, issued, or implemented by the legislative or executive branches of state government. Because subdivision (f) of Section 9 of Article IX of this Constitution requires that the University of California shall be entirely

independent of all political or sectarian influence, "state law" does not include acts of the Regents of the University of California.

(f)(1) A levy, charge, or exaction of any kind imposed, adopted, created, or established by state law and which is retained by or payable to a non-government entity remains subject to this section if a state law also limits in any way how the non-government entity can use the levy, charge, or exaction.

(2) The characterization of a levy, charge, or exaction of any kind imposed, adopted, created, or established by state law as being voluntary, or paid in exchange for a benefit, privilege, allowance, authorization, or asset, shall not be a factor in determining whether the levy, charge, or exaction is a tax or an exempt charge.

(g) No new, increased, or extended tax shall be valid or given any effect unless:

(1) The state law creating, increasing, or extending the tax contains a specific and legally binding and enforceable limitation on how the revenue from the tax can be spent. If the revenue from the tax can be spent for unrestricted general revenue purposes, then a statement that the tax revenue can be spent for "unrestricted general revenue purposes" shall be included in the separate, stand-alone section required by paragraph (2).

(2) A true and impartial statement of facts explicitly and affirmatively identifying each tax and the specific limitation on how the revenue therefrom can be spent is set forth in the state law as a separate, stand-alone section containing no other information.

(3) The revenue from the tax is not used for any purpose other than those identified pursuant to this subdivision.

(h) The specific and legally binding and enforceable limitation on how the revenue from a tax can be spent shall only be changed by a state law which is adopted by a separate act that is passed by not less than two-thirds of all members elected to each of the two houses of the Legislature.

(i) ~~(d)~~ The State bears the burden of proving by a preponderance of the clear and convincing evidence that a levy, charge, or other exaction of any kind is an exempt charge and is not a tax, that the amount is reasonable and no more than necessary to cover the reasonable actual costs of the governmental activity service or product or regulatory task, that an exempt charge is not used for any purpose other than its stated purpose, and that the manner in which those costs are allocated to a payor bear a fair or reasonable relationship to the payor's burdens

on, or benefits received from, the governmental activity is proportional based on the service or product provided to the payor as described in paragraph (1) of subdivision (d), or is proportional to the costs to the State created by the payor for performing the regulatory tasks described in paragraph (2) of subdivision (d).

Section 5. Section 3.1 is added to Article XIII A of the California Constitution, to read:

SECTION 3.1.

(a) No new, increased, or extended levy, charge, or exaction of any kind that is contained in, or authorized by, a new or amended regulation shall be given any force or effect unless and until the Legislature by statute approves the levy, charge, or exaction as provided in this section.

(b) If the levy, charge, or exaction is a tax as defined in Section 3 of this article, then it must be approved by not less than two-thirds of all members elected to each of the two houses of the Legislature. If the levy, charge, or exaction is an exempt charge as defined in Section 3 of this article, then it must be approved by not less than a majority of all members elected to each of the two houses of the Legislature.

(c) The Legislature shall not vote to approve any levy, charge, or exaction of any kind subject to this section until after the regulation containing the levy, charge, or exaction is approved in its final form by the Office of Administrative Law or any alternative or successor agency. No regulation containing or authorizing a levy, charge, or exaction subject to this section shall be filed with the Secretary of State or published in the California Code of Regulations, or any alternative or successor publication, until the levy, charge, or exaction is approved by the Legislature in compliance with this section.

(d) An emergency regulation, including any readoption thereof, that contains or authorizes any new, increased, or extended levy, charge, or exaction of any kind shall not remain in effect longer than 120 days without approval of the levy, charge, or exaction by the Legislature pursuant to this section.

(e) This section shall not apply to any new, increased, or extended levy, charge, or exaction of any kind that is contained in, or authorized by, a new or amended regulation promulgated pursuant to a state tax that was adopted in compliance with Section 3.

(f) For purposes of this section, "regulation" has the same meaning as found in Section 11342.600 of the Government Code, and "emergency" has the same meaning as found in Section 11342.545 of the Government Code, as those sections read on January 1, 2017.

(g) Nothing in this section shall be interpreted as a grant of authority to tax to any executive branch agency or department.

Section 6. Section 1 of Article XIII C of the California Constitution is amended, to read:

SECTION 1.

Definitions. As used in this article:

(a) "Article XIII D assessment, fee, or charge" means an assessment, fee, or charge subject to Article XIII D. ~~"General tax" means any tax imposed for general governmental purposes.~~

(b) "Local government" means any county, city, city and county, including a charter city or county, any special district, ~~or~~ any other local or regional governmental entity, or the electorate of any of the preceding entities when exercising the initiative power.

(c) "Special district" means an agency of the State, formed pursuant to general law or a special act, for the local performance of governmental or proprietary functions with limited geographic boundaries including, but not limited to, school districts and redevelopment agencies.

~~(d) "Special tax" means any tax imposed for specific purposes, including a tax imposed for specific purposes, which is placed into a general fund.~~

~~(d)~~ (e) As used in this article, "tax" means every any levy, charge, or exaction of any kind imposed, adopted, created, or established by a local government ~~law that is not an exempt charge or Article XIII D assessment, fee, or charge,~~ except the following:

(e) "Exempt charge" means only the following:

(1) ~~A charge imposed for a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege.~~

(1) (2) A reasonable charge imposed for a specific local government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable actual costs to the local government of providing the service or product.

(2) (3) A reasonable charge imposed for the reasonable not to exceed the actual regulatory costs to the a local government for issuing licenses and permits, performing investigations, inspections, and audits, enforcing agricultural marketing orders, and the administrative enforcement and adjudication thereof.

(3) (4) A charge imposed for entrance to or use of local government property, or the purchase, rental, or lease of local government property.

(4) (5) A fine, or penalty, or other monetary charge including any applicable interest for nonpayment thereof, imposed by the judicial branch of government or a local government administrative enforcement agency pursuant to adjudicatory due process, as a result of to punish a violation of law.

(5) (6) A charge imposed as a condition of property development, or an assessment imposed upon a business by a tourism marketing district.

(6) (7) An Article XIII D assessment, fee, or charge Assessments and property-related fees imposed in accordance with the provisions of Article XIII D.

(f) "Local law" includes, but is not limited to, any ordinance, resolution, regulation, ruling, opinion letter, or other legal authority or interpretation adopted, enacted, enforced, issued, or implemented by a local government.

(g) "Extend" includes, but is not limited to, doing any of the following with respect to a tax, exempt charge, or Article XIII D assessment, fee, or charge: lengthening its duration, delaying or eliminating its expiration, expanding its application to a new territory or class of payor, or expanding the base to which its rate is applied.

(h)(1) A levy, charge, or exaction of any kind imposed, adopted, created, or established by a local law and which is retained by or payable to a non-government entity remains subject to this section and Section 2 if a local law also limits in any way how the non-government entity can use the levy, charge, or exaction.

(2) The characterization of a levy, charge, or exaction of any kind imposed, adopted, created, or established by a local law as being voluntary, or paid in exchange for a benefit, privilege, allowance, authorization, or asset, shall not be factors in determining whether the levy, charge, or exaction is a tax or an exempt charge.

(i) The local government bears the burden of proving by a preponderance of the clear and convincing evidence that a levy, charge, or other exaction of any kind is an exempt charge and

not a tax, that the amount is reasonable and no more than necessary to cover the reasonable actual costs of the governmental activity service or product or regulatory task, that an exempt charge is not used for any purpose other than its stated purpose, and that the manner in which those costs are allocated to a payor is proportional based on the service or product provided to the payor as described in paragraph (1) of subdivision (e), or is proportional to the costs to the local government created by the payor for performing the regulatory tasks described in paragraph (2) of subdivision (e) bear a fair or reasonable relationship to the payor's burdens on, or benefits received from, the governmental activity.

Section 7. Section 2 of Article XIII C of the California Constitution is amended, to read:
SECTION 2.

Local Government Tax Limitation. Notwithstanding any other provision of this Constitution:

~~(a) All taxes imposed by any local government shall be deemed to be either general taxes or special taxes. Special purpose districts or agencies, including school districts, shall have no power to levy general taxes.~~

~~(b) No local government may impose, extend, or increase any general tax unless and until that tax is submitted to the electorate and approved by a majority vote. A general tax shall not be deemed to have been increased if it is imposed at a rate not higher than the maximum rate so approved. The election required by this subdivision shall be consolidated with a regularly scheduled general election for members of the governing body of the local government, except in cases of emergency declared by a unanimous vote of the governing body.~~

~~(c) Any general tax imposed, extended, or increased, without voter approval, by any local government on or after January 1, 1995, and prior to the effective date of this article, shall continue to be imposed only if approved by a majority vote of the voters voting in an election on the issue of the imposition, which election shall be held within two years of the effective date of this article and in compliance with subdivision (b).~~

(a) Every levy, charge, or exaction of any kind imposed, adopted, created, or established by local law is either a tax, an exempt charge, or an Article XIII D assessment, fee, or charge.

(b) ~~(d)~~ No local government may impose, extend, or increase any ~~special~~ tax unless and until that tax is submitted to the electorate and approved by a two-thirds vote. A ~~special~~ tax shall

not be deemed to have been increased if it is imposed at a rate not higher than the maximum rate so approved.

(c) The governing body of a local government shall only submit a tax to the electorate of the local government by an act passed by not less than two-thirds of all members elected to the governing body. Any tax so submitted shall be consolidated with a regularly scheduled general election for members of the governing body of the local government, except in cases of emergency declared by a unanimous vote of the governing body.

(d) The governing body of a local government shall not impose, extend, or increase any exempt charge unless and until the act containing the exempt charge is passed by not less than two-thirds of all members elected to the governing body. An exempt charge imposed, extended, or increased by a governing body shall be subject to referendum pursuant to the same signature requirement applicable to statewide referendum measures.

(e) No initiative in any local government may impose, extend, or increase any exempt charge unless and until the exempt charge is submitted to the electorate and approved by a two-thirds vote.

(f) No new, increased, or extended tax shall be valid or given any effect unless:

(1) The act creating, increasing, or extending the tax contains a specific and legally binding and enforceable limitation on how the revenue from the tax can be spent. If the revenue from a tax can be spent for unrestricted general revenue purposes, then a statement that the tax revenue can be spent for "unrestricted general revenue purposes" shall be included in the separate, stand-alone section required by paragraph (2), and included in the ballot question presented to voters.

(2) A true and impartial statement of facts explicitly and affirmatively identifying each tax and the specific limitation on how the revenue therefrom can be spent is set forth in the act as a separate, stand-alone section containing no other information.

(3) The revenue from the tax is not used for any purpose other than those specifically identified pursuant this subdivision.

(g) A change in how the revenue from a tax can be spent shall be treated as a new tax and shall be approved in accordance with the requirements of this section.

(h) An Article XIII D assessment, fee, or charge can be extended, imposed, or created pursuant to Article XIII D.

(i) In order to preserve the right of voters to vote on all local taxes as provided for in this section, all of the following shall apply:

(1) Any imposition, increase, or extension of a local government tax that was voted on by the electorate of the local government after January 1, 2018, but prior to the effective date of this subdivision, and which does not satisfy all of the requirements of paragraph (2), shall cease to be imposed, extended, increased, or collected unless and until the tax is approved in strict compliance with all the requirements of paragraph (2).

(2)(A) The tax imposition, increase, or extension was approved by two-thirds of the local government's electorate.

(B) The act imposing, increasing, or extending the tax strictly complies with subdivision (f).

(C) The ballot question presented to voters for the tax imposition, increase, or extension strictly complies with subdivision (f).

Section 8. Section 5 is added to Article XIII C of the California Constitution, to read:

SECTION 5.

(a) This article and Section 4 of Article XIII A shall apply to all local lawmaking power, whether exercised by a governing body or by the electorate acting through the initiative power.

(b) Nothing in this article or Section 3 of Article XIII A shall be interpreted as altering the voter approval requirements for bonded indebtedness described in paragraph (3) of subdivision (b) of Section 1 of Article XIII A.

Section 9. Section 3 of Article XIII D of the California Constitution is amended, to read:

SECTION 3.

Property Taxes, Assessments, Fees and Charges Limited.

(a) No tax, assessment, fee, or charge shall be assessed by any agency upon any parcel of property or upon any person as an incident of property ownership except:

(1) The ad valorem property tax imposed pursuant to Article XIII and Article XIII A.

(2) Any ~~special~~ non-ad valorem tax receiving a two-thirds vote pursuant to Section 4 of Article XIII A.

(3) Assessments as provided by this article.

(4) Fees or charges for property related services as provided by this article.

(b) For purposes of this article, fees for the provision of electrical or gas service shall not be deemed charges or fees imposed as an incident of property ownership.

Section 10. Liberal Construction.

This Act shall be liberally construed in order to effectuate its purposes.

Section 11. Conflicting Measures.

(a)(1) In the event that this initiative measure and another initiative measure or measures relating to state or local vote requirements for the imposition, adoption, creation, or establishment of taxes, charges, and other revenue measures shall appear on the same statewide election ballot, the other initiative measure or measures shall be deemed to be in conflict with this measure. In the event that this initiative measure receives a greater number of affirmative votes, the provisions of this measure shall prevail in their entirety, and the provisions of the other initiative measure or measures shall be null and void.

(2) Notwithstanding paragraph (1), this initiative measure shall not be deemed to be in conflict with any other initiative measure that requires statewide voter approval of the creation, increase, extension, or continued imposition of any tax.

(b) If this initiative measure is approved by the voters but superseded in whole or in part by any other conflicting initiative measure approved by the voters at the same election, and such conflicting initiative is later held invalid, this measure shall be self-executing and given full force and effect.

Section 12. Severability.

The provisions of this Act are severable. If any portion, section, subdivision, paragraph, clause, sentence, phrase, word, or application of this Act is for any reason held to be invalid by a decision of any court of competent jurisdiction, that decision shall not affect the validity of the remaining portions of this Act. The People of the State of California hereby declare that they would have adopted this Act and each and every portion, section, subdivision, paragraph, clause, sentence, phrase, word, and application not declared invalid or unconstitutional without regard to whether any portion of this Act or application thereof would be subsequently declared invalid.

Section 13. Legal Defense.

If this Act is approved by the voters of the State of California and thereafter subjected to a legal challenge alleging a violation of state or federal law, and both the Governor and Attorney General refuse to defend this Act, then the following actions shall be taken:

(a) Notwithstanding anything to the contrary contained in Chapter 6 of Part 2 of Division 3 of Title 2 of the Government Code or any other law, the Attorney General shall appoint independent counsel to faithfully and vigorously defend this Act on behalf of the State of California.

(b) Before appointing or thereafter substituting independent counsel, the Attorney General shall exercise due diligence in determining the qualifications of independent counsel and shall obtain written affirmation from independent counsel that independent counsel will faithfully and vigorously defend this Act. The written affirmation shall be made publicly available upon request.

(c) A continuous appropriation is hereby made from the General Fund to the Controller, without regard to fiscal years, in an amount necessary to cover the costs of retaining independent counsel to faithfully and vigorously defend this Act on behalf of the State of California.

Section 14. Effective Date.

Notwithstanding any other provision of the California Constitution, this act shall take effect the day after its approval by the voters.

CITY OF YUBA CITY
STAFF REPORT

Date: March 1, 2022
To: Honorable Mayor & Members of the City Council
From: Public Works Department
Presentation By: Ben Moody, Public Works & Development Services Director

Summary

Subject: Environmental Compliance Division Personnel
Recommendation: Adopt a Resolution authorizing the reclassification of existing employees and authorizing the Finance Director to amend the salary schedule to reflect the creation of the Environmental Compliance Division within the Public Works Department as outlined in the staff report
Fiscal Impact: \$10,100 adjustment from the adopted FY 21/22 budget
Existing budgeted funds will be utilized for FY 21/22 – Account No. 8130 (Environmental Compliance)

Purpose:

To provide the classification and compensation options necessary to monitor and address environmental compliance and regulatory requirements for the City's utilities infrastructure and its users.

Council's Strategic Goals:

This item addresses the City Council's Strategic Goals of Public Safety and Fiscal Responsibility by ensuring that the City recruits and trains the highly qualified team essential for maintaining the health and welfare of the City's residents and businesses through proactive compliance with local, state, and federal regulations and requirements.

Background:

The Public Works Department has identified the need to modify the organizational structure of the Utilities Divisions in order to address ongoing and increasing operational needs regarding local, state, and federal environmental regulations and programs for water, wastewater, and stormwater. The Department believes that a consolidated Environmental Compliance Division is key to ensure that these compliance requirements, reporting, and activities are accomplished in the most efficient and comprehensive manner.

Presently, these legal requirements are handled by various staff members throughout Public Works, rather than coordinated by a single division. Two current staff members are dedicated particularly to

utilities compliance-related activities, the Regulatory Compliance Administrator and the Pretreatment Coordinator, although they are not in the same division and do not directly report to one another. The pretreatment program also requires field inspections, which have in recent years been contracted in-house to other Public Works staff from the Wastewater Collections division and part-time employees.

In order to consolidate these related operational needs, Public Works requested three (3) full-time personnel changes and the necessary budgetary adjustments as part of the Fiscal Year 21/22 budget adoption process. These approved requests created the framework for the Environmental Compliance Division, budgeted as Account No. 8130 (formerly Pretreatment). The personnel changes approved in the budget are:

Fiscal Year 21/22 Approved Personnel Changes			
Action(s)	New Position	Old Position	Bargaining Unit
Title Change & Reallocate from 7120/8120 to 8130	Environmental Compliance Manager	Regulatory Compliance Administrator	Mid-Managers
Reclassification	Environmental Compliance Coordinator	Pretreatment Coordinator	First Level Managers (formerly Local 1)
New	Environmental Compliance Inspector	None	Local 1

Staff has communicated with the affected bargaining units regarding the proposed changes and the incumbent employees. Details about each position are outlined in the Analysis below.

Analysis:

Environmental Compliance Manager:

The Regulatory Compliance Administrator position was created in 2016 in order to manage and complete the numerous administrative and permitting requirements for the City's water, wastewater, and stormwater treatment processes and infrastructure, but was vacated from 2017 until 2020 due to retirement. During the vacancy, necessary tasks were managed by existing staff and consultants, including the City's former Utilities Director, while the Department focused on recruiting and reorganizing the administrative structure of the Utilities Divisions. Public Works elected to fill the position in 2020 and work toward establishing a more effective and comprehensive system for managing the environmental and regulatory requirements for the City's utilities.

Staff recommends that the Regulatory Compliance Administrator title be changed to Environmental Compliance Manager to better fit the newly created division's purpose and structure, and the job description and salary schedule will otherwise remain the same. The Environmental Compliance Manager will continue to report directly to the Deputy Public Works Director - Utilities and will directly supervise the Environmental Compliance Coordinator.

Environmental Compliance Coordinator:

The existing Pretreatment Coordinator position manages the City's wastewater pretreatment program, which works to prevent the buildup of Fats, Oils, and Grease (FOG) in the wastewater system due to industrial and food-service users through pretreatment equipment, testing, and reporting in order to avoid NPDES permit violations and systemwide treatment issues. While the incumbent is currently supervised by the Laboratory Supervisor, Public Works believes that the staff position will be better utilized as a more broadly focused role to coordinate City and customer compliance with environmental regulations by working in conjunction with the Environmental Compliance Manager on both pretreatment and other programs.

Staff is requesting that the line staff Pretreatment Coordinator position and incumbent be reclassified as a first-level management Environmental Compliance Coordinator, with the intent that they will report directly to the Environmental Compliance Manager and directly supervise the Environmental Compliance Inspector. The proposed salary schedule is set 15% above the Environmental Compliance Inspector salary schedule (Attachment 1).

Environmental Compliance Inspector:

The pretreatment program currently requires field inspections of FOG-producing food-service facilities to ensure their compliance with the wastewater Municipal Code and permit requirements. In recent years, those duties have been performed by either temporary/part-time employees or full-time staff from other Public Works divisions, such as Wastewater Collections. Pretreatment inspection has been most successful when it is a consistent employee, as they are able to build a working relationship with local businesses and customers and have a stronger base of knowledge. Other environmental programs also require field work at times for testing and inspection, such as documenting potential stormwater violations, and these tasks could be better accomplished by a single employee focused on environmental compliance, rather than spread among available staff.

Public Works was approved for a new Environmental Compliance Inspector position during the Fiscal Year 21/22 budget adoption, which was budgeted at the same salary schedule as the Wastewater Collections Operator III, as they have similar minimum qualifications and job duties. The Wastewater Collections Operator series received a salary schedule adjustment with the approval of the Local 1 employee contract in July 2021, after the budget was approved, and staff is requesting that the budgeted salary for the Environmental Compliance Inspector be similarly increased to mirror the current Wastewater Collections Operator III schedule (Attachment 1).

Public Works will coordinate with the Human Resources Department to fill the position upon Council approval.

Fiscal Impact:

Due to the changes in the salary schedule described above, salary and benefits costs for the Environmental Compliance Division staff increased by \$10,100 from the budgeted amounts approved in the Fiscal Year 21/22 budget. Cost savings from the open Environmental Compliance Inspector position will fund the increased salaries for the remainder of Fiscal Year 21/22. The cost breakout per position is delineated in the attached Cost Estimate (Attachment 3).

Costs have been budgeted and distributed through Account No. 8130 (Environmental Compliance), funded per the City's Cost Allocation Plan to match the Environmental Compliance Division's water, wastewater, and capital improvement project labor.

Alternatives:

1. Do not approve one or more of the proposed salary schedules and provide alternative direction to staff.
2. Direct staff not to fill the new Environmental Compliance Inspector position and continue using alternative personnel means to fulfill field duties.

Recommendation:

Adopt a Resolution authorizing the reclassification of existing employees and authorizing the Finance Director to amend the salary schedule to reflect the creation of the Environmental Compliance Division

within the Public Works Department as outlined in the staff report.

Attachments:

1. Resolution - Environmental Compliance Personnel
2. Utilities Organizational Chart - Environmental Compliance Personnel
3. Cost Estimate - Environmental Compliance Personnel

Prepared By:

Scarlett O. Harris
Administrative Analyst I

Submitted By:

Diana Langley
City Manager

ATTACHMENT 1

RESOLUTION NO. 22-__

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
AUTHORIZING THE FINANCE DIRECTOR TO AMEND THE SALARY SCHEDULE TO
REFLECT ORGANIZATIONAL CHANGES WITHIN THE PUBLIC WORKS
DEPARTMENT TO CREATE AN ENVIRONMENTAL COMPLIANCE DIVISION**

WHEREAS, the Public Works Department has identified the need to modify the organizational structure of the Utilities Divisions in order to address ongoing and increasing operational needs regarding local, state, and federal environmental regulations and programs for water, wastewater, and stormwater; and

WHEREAS, the City Council approved three (3) personnel changes in the Fiscal Year 21/22 budget within the Public Works Department in order to create an Environmental Compliance Division.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF YUBA CITY AS FOLLOWS:

SECTION I.

Reclassify the Regulatory Compliance Administrator to an Environmental Compliance Manager and eliminate the Regulatory Compliance Administrator due to the reclassification.

SECTION II.

Reclassify the Pretreatment Coordinator to an Environmental Compliance Coordinator and eliminate the Pretreatment Coordinator due to the reclassification.

SECTION III.

Approve modification of the City's salary schedule to reflect the organizational changes and new or updated job classifications.

ENVIRONMENTAL COMPLIANCE MANAGER:

ADD:

JCN	TITLE	1		2		3		4		5	
TBD	Environmental Compliance Manager	\$7,775		\$8,164		\$8,572		\$9,001		\$9,451	
		\$44.86		\$47.10		\$49.45		\$51.93		\$54.52	
JCN	TITLE	1	2	3	4	5	6	7	8	9	
TBD	Environmental Compliance Manager	\$7,775	\$7,970	\$8,164	\$8,368	\$8,572	\$8,787	\$9,001	\$9,226	\$9,451	
		\$44.86	\$45.98	\$47.10	\$48.28	\$49.45	\$50.69	\$51.93	\$53.23	\$54.52	

ENVIRONMENTAL COMPLIANCE COORDINATOR:

ADD:

JCN	TITLE	1	2	3	4	5
TBD	Environmental Compliance Coordinator	\$6,240	\$6,552	\$6,880	\$7,224	\$7,585
		\$36.00	\$37.80	\$39.69	\$41.68	\$43.76
JCN	TITLE	1	2	3	4	5
TBD	Environmental Compliance Coordinator	\$6,240	\$6,396	\$6,552	\$6,716	\$6,880
		\$36.00	\$36.90	\$37.80	\$38.75	\$39.69

ENVIRONMENTAL COMPLIANCE INSPECTOR:

ADD:

JCN	TITLE	1	2	3	4	5
TBD	Environmental Compliance Inspector	\$5,427	\$5,698	\$5,983	\$6,282	\$6,596
		\$31.31	\$32.87	\$34.52	\$36.24	\$38.05
JCN	TITLE	1	2	3	4	5
TBD	Environmental Compliance Inspector	\$5,427	\$5,563	\$5,698	\$5,841	\$5,983
		\$31.31	\$32.09	\$32.87	\$33.70	\$34.52

SECTION IV.

The above modifications shall become effective with the payroll period beginning March 12, 2022.

The Finance Director is hereby authorized to amend the salary schedule to reflect the adjustments, establish the salary steps, and make the supplemental appropriations as outlined in the staff report and resolution.

The foregoing Resolution of the City Council of the City of Yuba City was duly introduced, passed and adopted at a regular meeting thereof held on the 1st day of March, 2022.

AYES:

NOES:

ABSENT:

Dave Shaw, Mayor

ATTEST:

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Stacey Sheston
BB&K, Special Counsel

ATTACHMENT 2

ATTACHMENT 3

WASTEWATER REORGANIZATION ENVIRONMENTAL COMPLIANCE - 8130			
Position	Salary	Benefits	Total
Environmental Compliance Manager	\$ 117,100	\$ 34,100	\$ 151,200
FY 21/22 Budget	\$ 117,100	\$ 34,100	\$ 151,200
Net Change	\$ -	\$ -	\$ -
Environmental Compliance Coordinator	\$ 91,400	\$ 30,300	\$ 121,700
FY 21/22 Budget	\$ 82,992	\$ 33,708	\$ 116,700
Net Change	\$ 8,408	\$ (3,408)	\$ 5,000
Environmental Compliance Inspector	\$ 79,500	\$ 27,300	\$ 106,800
FY 21/22 Budget	\$ 73,237	\$ 28,463	\$ 101,700
Net Change	\$ 6,263	\$ (1,163)	\$ 5,100
Total Salary & Benefits	\$ 273,329	\$ 96,271	\$ 369,600
Adjustment from Adopted Budget 21/22	\$ 14,671	\$ (4,571)	\$ 10,100

CITY OF YUBA CITY
STAFF REPORT

Date: March 1, 2022
To: Honorable Mayor & Members of the City Council
From: Public Works Department
Presentation By: Ben Moody, Public Works & Development Services Director

Summary

Subject: Wastewater Treatment Facility Return Activated Sludge/Waste Activated Sludge Pumps Purchase

Recommendation: Adopt a Resolution awarding the purchase of three (3) RAS pumps and two (2) WAS pumps to G3 Engineering, Inc. of Granite Bay, CA in the amount of \$140,000, with the finding that it is in the best interest of the City

Fiscal Impact: \$140,000 – Account No. 981103-65501 (Recurring Plant Projects)

Purpose:

Construct priority improvements for continuous and reliable operation of the Wastewater Treatment Facility.

Council's Strategic Goal:

This project addresses the City Council's Strategic Goal of improving the City's wastewater Infrastructure by continuously updating equipment and processes and proactively addressing future needs.

Background:

The City of Yuba City Wastewater Treatment Facility (WWTF) was originally constructed in 1972, and so the aging equipment and treatment processes needed rehabilitation to extend their useful life or replacement with newer technology. It also became challenging for the City to meet current and future NPDES permit requirements. Subsequently, the Public Works Department developed the WWTF Improvements Project to address the priority upgrades, with a design produced by Woodard & Curran.

At the time of WWTF Improvements Project development, the Return Activated Sludge/Waste Activated Sludge (RAS/WAS) pump system, consisting of four (4) RAS and two (2) WAS pumps, was determined to be of lesser priority and was expected to continue to operate sufficiently for the near future, and was therefore not included in the project design.

Analysis:

Recently, one of the RAS pumps failed completely; replacement parts are no longer manufactured due

to the age of the pumps and the WWTF maintenance team is unable to bring the pump back into operation. With one RAS pump out of service, the WWTF has had to take some equipment offline and therefore reduced the effectiveness of this portion of the treatment process. The loss of an additional pump would severely jeopardize the treatment process. In order to safeguard against this concern as quickly as possible, the Public Works Department purchased one (1) RAS pump from G3 Engineering, Inc. in the amount of \$44,945.46 in November 2021 with the City Manager's authorization, as the specialty equipment has an approximate manufacturing and shipping lead time of 18-20 weeks.

Staff has determined that the most expedient and beneficial means by which to facilitate the RAS/WAS pump-system upgrade is to purchase the appropriate pumps directly and to contract with the WWTF Improvements Project design firm Woodard & Curran of Walnut Creek, CA for design and bid specifications.

Public Works is requesting purchase of an additional three (3) RAS pumps and two (2) WAS pumps from G3 Engineering, Inc. in order to remove and replace the entirety of the obsolete system at the same time and integrate the pump system replacement into the newly completed WWTF Improvements Project infrastructure. G3 Engineering, Inc. is the sole source for the KSB Sewalbloc-brand pumps needed for the system.

Woodard & Curran will be able to provide the necessary design and project management services, as they have a unique understanding of the facility and the recent improvements. Staff has prepared a Professional Services Agreement with Woodard & Curran to develop the design and bid specifications for the pump-system project utilizing Council's authorization on the Fiscal Year 21/22 Citywide purchasing item in June 2021.

Once design is complete, Public Works staff will return to Council for approval of the plans and specifications and then issue a Public Contract Code formal bid for the installation of the new RAS/WAS pump system. Staff estimates recommending award to Council and beginning construction in Fall 2022.

Fiscal Impact:

The total estimated pre-construction costs of the RAS/WAS pump project are as follows:

1 RAS Pump Purchase (November 2021)	G3 Engineering, Inc.	\$44,945.46
3 RAS/2 WAS Pump Purchase	G3 Engineering, Inc.	\$140,000.00
Design Professional Services Agreement	Woodard & Curran	\$121,757.00

Pre-Construction Total: \$306,702.46

The quotation from G3 Engineering, Inc. attached to the Resolution as Exhibit 1A is for the total of four (4) RAS pumps and two (2) WAS pumps and does not include sales tax or freight. G3 Engineering has estimated the air freight as an additional \$20,000, which will reduce the lead time from 22-24 weeks by an estimated four weeks. There are sufficient funds in Account No. 981103-65501 (Recurring Plant Projects) for these encumbrances.

While the Department and Woodard & Curran do not have an accurate Engineer's Estimate for the construction costs of the project at this time, staff will propose anticipated funding adjustments to Account No. 981103-65501 during the annual CIP budget process and will provide an estimate as part of the approval of plans and specifications item.

Environmental:

Staff has determined that this project falls within the Class 1 Categorical Exemption per CEQA Guidelines Section 15301, as the replacement of the existing RAS/WAS pumps with like equipment involves negligible expansion of the existing WWTF.

Alternatives:

Do not approve the award and direct staff to include the pump purchase as part of the bid specifications for the RAS/WAS Pump Upgrade construction contract. This will result in significant time delays due to the lengthy equipment production timeline and projected equipment cost increase, as well as markup from the contractor.

Recommendation:

Adopt a Resolution awarding the purchase of three (3) RAS pumps and two (2) WAS pumps to G3 Engineering, Inc. of Granite Bay, CA in the amount of \$140,000, with the finding that it is in the best interest of the City.

Attachments:

1. Resolution - WWTF RAS-WAS Pumps Purchase
2. Exhibit A - WWTF RAS-WAS Pumps Purchase

Prepared By:
Scarlett O. Harris
Administrative Analyst I

Submitted By:
Diana Langley
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
AWARDING THE PURCHASE OF THREE (3) RAS PUMPS AND TWO (2) WAS PUMPS TO
G3 ENGINEERING, INC. OF GRANITE BAY, CA IN THE AMOUNT OF \$140,000**

WHEREAS, the City of Yuba City recognizes the need for ongoing maintenance and improvements to maintain continuous and reliable operation of the Wastewater Treatment Facility (WWTF) for the health and wellbeing of our customers and the environment; and

WHEREAS, the City Public Works Department developed the WWTF Improvements Project (Project) to address priority upgrades to the aging facility in accordance with this need and to ensure continued compliance with the City's NPDES permit; and

WHEREAS, the WWTF's existing four (4) RAS and two (2) WAS pump system, though not originally identified as a priority improvement in the Project design, have begun to fail and their imminent replacement has now become a necessity; and

WHEREAS, the City has determined that the most expedient and beneficial means by which to facilitate the RAS/WAS pump-system upgrade is to purchase the appropriate pumps directly and to contract with Project design firm Woodard & Curran of Walnut Creek, CA for design and bid specifications; and

WHEREAS, the City has purchased one (1) RAS/WAS pump from G3 Engineering, Inc. and desires to purchase the remaining three (3) RAS pumps and two (2) WAS pumps from G3 Engineering, Inc. of Granite Bay, CA in accordance with the City's Purchasing Policies and Procedures, as the pumps are proprietary equipment uniquely suited for the WWTF's treatment process infrastructure solely available from said vendor; and

WHEREAS, G3 Engineering, Inc., is the sole supplier in the region of KSB Sewabloc pumps; and

WHEREAS, the City has met the requirements to sole source the equipment pursuant to Public Contract Code section 3400(c) and City Purchasing Policies section 8-8.4.2; and

WHEREAS, the negotiated prices for G3 Engineering, Inc.'s equipment are reasonable and on par with previous projects of a similar size undertaken by other public agencies; and

WHEREAS, the City Council now desires to authorize the sole source purchase of RAS and WAS KSB Sewabloc pumps from G3 Engineering, Inc.; and

NOW, THEREFORE, be it resolved by the City Council of Yuba City as follows:

1. The City Council finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.
2. The City Council finds and determines that this project falls within the Class 1 Categorical Exemption set forth in CEQA Guidelines Section 15301 as this contract is to allow for the repair and operation of an existing public wastewater treatment facility, which will involve negligible or no expansion of the existing facility. Further, none of the

exceptions to Categorical Exemptions set forth in CEQA Guidelines Section 15300.2 apply to this project.

2. The City Council finds that a sole source award is appropriate on grounds including that G3 Engineering, Inc., is the sole authorized distributor of the desired type of pumps in the region, that only these pump types would be financially and practically feasible to given the current operating system, facilities, and performance needs, and that the proposed negotiated prices for G3 Engineering, Inc.'s equipment are reasonable and on par with previous projects of a similar size undertaken by other public agencies. Given this, the City Council finds that it is in the best interest of the City to make a sole source award to G3 Engineering, Inc. for three (3) RAS pumps and two (2) WAS pumps. As such, the City Council of the City of Yuba City awards the purchase of three (3) RAS pumps and two (2) WAS pumps to G3 Engineering, Inc., of Granite Bay, CA in the amount of \$140,000.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 1st day of March, 2022.

AYES:

NOES:

ABSENT:

Dave Shaw, Mayor

ATTEST:

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

Exhibit:

- A. Quotation for RAS/WAS Pumps from G3 Engineering, Inc. and G3 Engineering Sole Source Letter 1/5/2022

EXHIBIT A

G3 Engineering, Inc.
PO Box 2148, Granite Bay, CA 95746
Phone 408 483 1899 FAX 916 797 1881
e-mail: mike@g3engineering.com

QUOTATION

To: Shelly Masuda

Date: 9/24/2021

Company: Woodard Curran/Yuba City WWTP

Phone: 925 627 3226

Email: smasuda@woodwardcurran.com

From: Mike Burns

Company: G3 Engineering, Inc.

SUBJECT: G3 Engineering Proposal #6326 – Yuba City RAS and WAS Pumps

Qty	Description	Unit Price	Total Price
4 ea	RAS PUMPS KSB Sewabloc (K200-316G VF) Complete KSB Vertical Solids Handling Pump with similar curve to existing Chicago Pumps (2400 GPM at 30') - Standard pump construction (G Materials) with tandem mechanical seals. - Includes pump, 8" x 8" suction elbow with mounting foot. - Standard coatings - New 30 HP Premium Efficiency TEFC WEG motor. - Includes Non-Witnessed Performance Test (HI level 1U). (Will require modifications to pedestals and piping) Lead time 22-24 weeks	\$24,450/ea	\$97,800
4 ea	Adder for Internal Grounding Ring on Motor	\$985/ea	\$3940
4 ea	Adder to Provide US Motor in lieu of WEG Motor	\$2350/ea	\$9400

2 ea	WAS PUMPS KSB Sewabloc (E80-253G VF) Complete KSB Vertical Solids Handling Pump sized for (494GPM at 47') - Standard pump construction (G Materials) with tandem mechanical seals. - Includes pump, 4" x 4" suction elbow with mounting foot. - Standard coatings - New 15 HP Premium Efficiency TEFC WEG motor. - Includes Non-Witnessed Performance Test (HI level 1U). (Will require modifications to pedestals and piping) Lead time 22-24 weeks	\$14,580/ea	\$29,160
2 ea	Adder for Internal Grounding Ring on Motor	\$950/ea	\$1900
2 ea	Adder to Provide US Motor in lieu of WEG Motor	\$1250/ea	\$2500
	TOTAL PRICE (Plus tax and freight)		\$144,700

Prices are FOB Factory (Richmond, VA)

Freight is Pre-pay and add

Taxes are not included

Pricing is valid for 30 days

Proposal Subject to G3 Engineering's Standard Terms and Conditions

Data sheet



Customer item no.:
Communication dated: 30/01/2018
Doc. no.: Yuba City
Quantity: 1

Number: ES 5643047
Item no.: 100
Date: 07/10/2020
Page: 1 / 5

Sewabloc K 200-316G VF

Version no.: 2

Operating data

Requested flow rate	2400.00 US GPM	Actual flow rate	2400.00 US GPM
Requested developed head	30.00 ft	Actual developed head	30.00 ft
Pumped medium	Water Clean water Not containing chemical and mechanical substances which affect the materials	Efficiency	79.1 %
Max. ambient air temperature	68.0 °F	Power absorbed	23.06 HP
Min. ambient air temperature	68.0 °F	Pump speed of rotation	1180 rpm
Fluid temperature	68.0 °F	NPSH required	14.63 ft
		Permissible operating pressure	91.374 psi.g
		Discharge press.	13.015 psi.g
Fluid density	62.303144 lb/ft ³	Min. allow. mass flow	168.85 lbm/s
Fluid viscosity	0.0015 in ² /s	Shutoff head	57.06 ft
Suction pressure max.	0.000 psi.g	Max. allow. mass flow	501.93 lbm/s
Mass flow rate	333.58 lbm/s	Design	Single system 1 x 100 %
Max. power on curve	23.24 HP	Performance test	Yes
Min. allowable flow rate	1216.47 US GPM		

Design

Pump standard	KSB-Aggregate North American execution	Shaft seal	2 mech. seals in tandem arrangement with oil reservoir
Close-coupled pump without motor		Manufacturer	KSB
Design	Close-coupled	Type	MG
Orientation	Vertical	Material code	SIC/SIC/NBR
Suction nominal dia.	DN 200	Impeller type	Multivane radial flow impeller (K)
Suction nominal pressure	CL 125		
Suction position	axial	Wear ring	Casing wear ring
Suction flange drilled according to standard	ASME B 16.1	Impeller diameter	11.93 in
Discharge nominal dia.	DN 200	Free passage size	3.94 in
Discharge nominal pressure	CL 125	Direction of rotation from drive	Clockwise
Discharge position	top (0°/360°)	Bearing bracket size	B03
Discharge flange drilled according to standard	ASME B 16.1	Bearing type	Anti-friction bearings
Standard-EN-flange drilled acc. to ASME FF		Lubrication type	Grease
		Color	Ultramarine blue (RAL 5002) KSB-blue

Driver, accessories

Baseplate type	Without	Drive supplied by	without motor
Baseplate size	-	Motor const. type	IM3011
Motorside drill	No	Motor size	326T
Scope of mounting parts: suction elbow with foot.		Frequency	60 Hz
Driver type	Electric motor	Rated power P2	29.50 HP
Drive standard mech.	NEMA	Available reserve	26.95 %
Drive standard elec.	NEMA	Number of poles	6
		Suction accessory	Suction elbow with foot

Data sheet



Customer item no.:
Communication dated: 30/01/2018
Doc. no.: Yuba City
Quantity: 1

Number: ES 5643047
Item no.: 100
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Sewabloc K 200-316G VF

Version no.: 2

Materials G

Notes			
General criteria for a water analysis: pH-value ≥ 7 ; chloride content (Cl) ≤ 250 mg/kg. Chlorine (Cl ₂) ≤ 0.6 mg/kg.			
Pump casing (101)	Cast iron A 48 Class 35 B	Impeller (230)	Cast iron A 48 Class 35 B
Discharge cover (163)	Cast iron A 48 Class 35 B	O-Ring (412)	Nitrile rubber NBR
Shaft (210)	Chrome steel A 276 Type 420	Casing wear ring (502.1)	Cast iron A 48 Class 35 B
		Screw plug (903)	Steel ST
		Hexagon socket head cap screw (914)	Chrome steel

Packaging

Packaging category	B2 With desiccants in PE-plastic sheeting, heat-sealed water-proof, in wooden/plywood case, outdoor storage up to 12 months	Packaging for storage	Outdoor
Packaging for transport	Ship	Outdoor storage at -40°C to +50°C, up to 12 months. Packet must be covered.	
IPPC Standard ISPM 15	Yes		

Certifications

Hydraulic performance test		Test participation	Non-witnessed
Acceptance standard	ISO 9906 & ANSI HI Class 1U	Quantity, non-witnessed	1
Quantity meas. points Q-H	5	Quantity, witnessed	0
Certificate	Inspection cert. 3.1 to EN 10204		

Performance curve

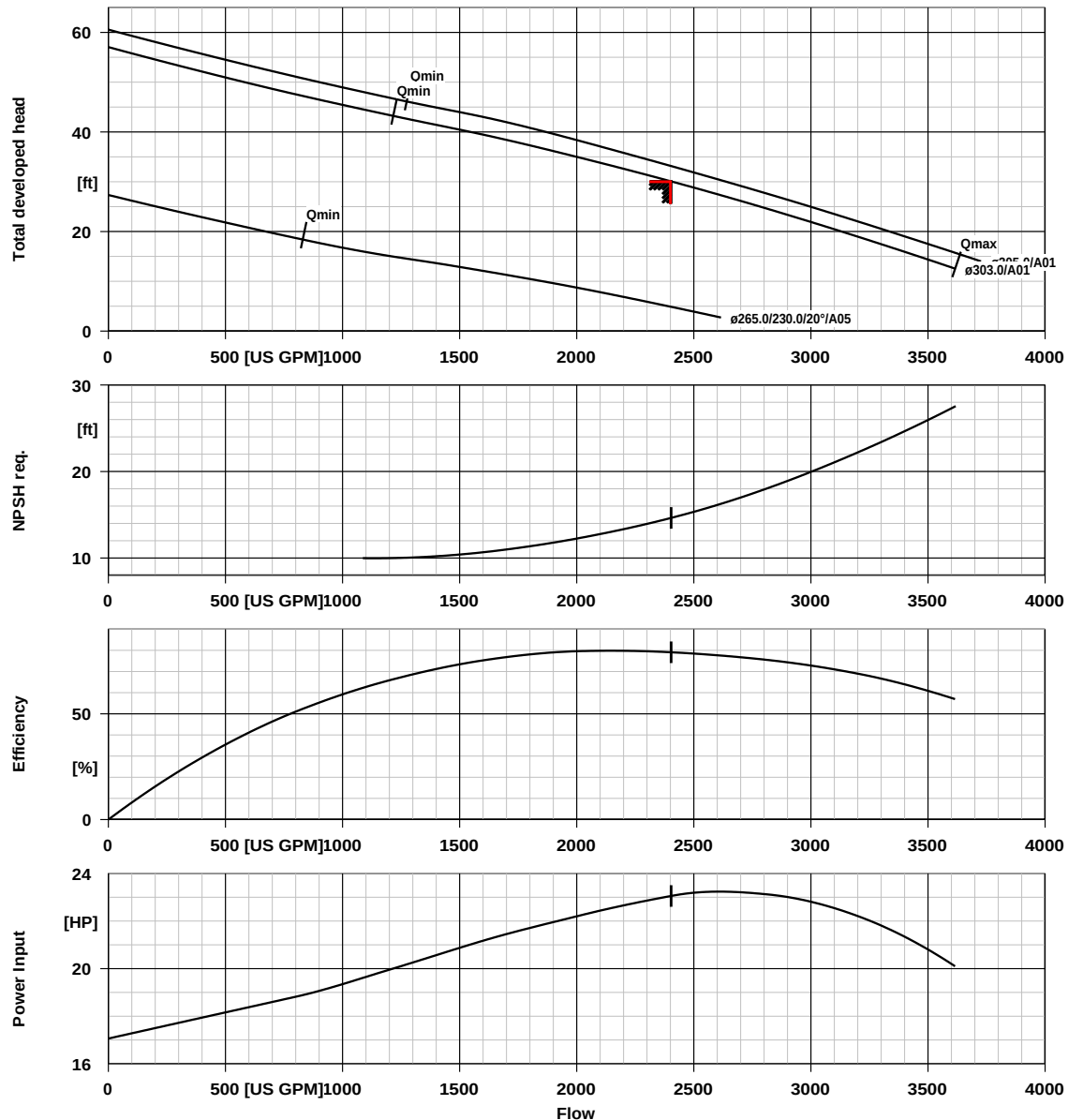


Customer item no.:
Communication dated: 30/01/2018
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Sewabloc K 200-316G VF

Version no.: 2



Curve data

Speed of rotation	1180 rpm	Efficiency	79.1 %
Fluid density	62.303144 lb/ft ³	Power absorbed	23.06 HP
Viscosity	0.0015 in ² /s	NPSH req. 3%	14.63 ft
Flow rate	2400.00 US GPM	Curve number	K42684/1
Requested flow rate	2400.00 US GPM	Effective impeller diameter	11.93 in
Total developed head	30.00 ft	Acceptance standard	ISO 9906 & ANSI HI Class
Requested developed head	30.00 ft		1U

Installation plan

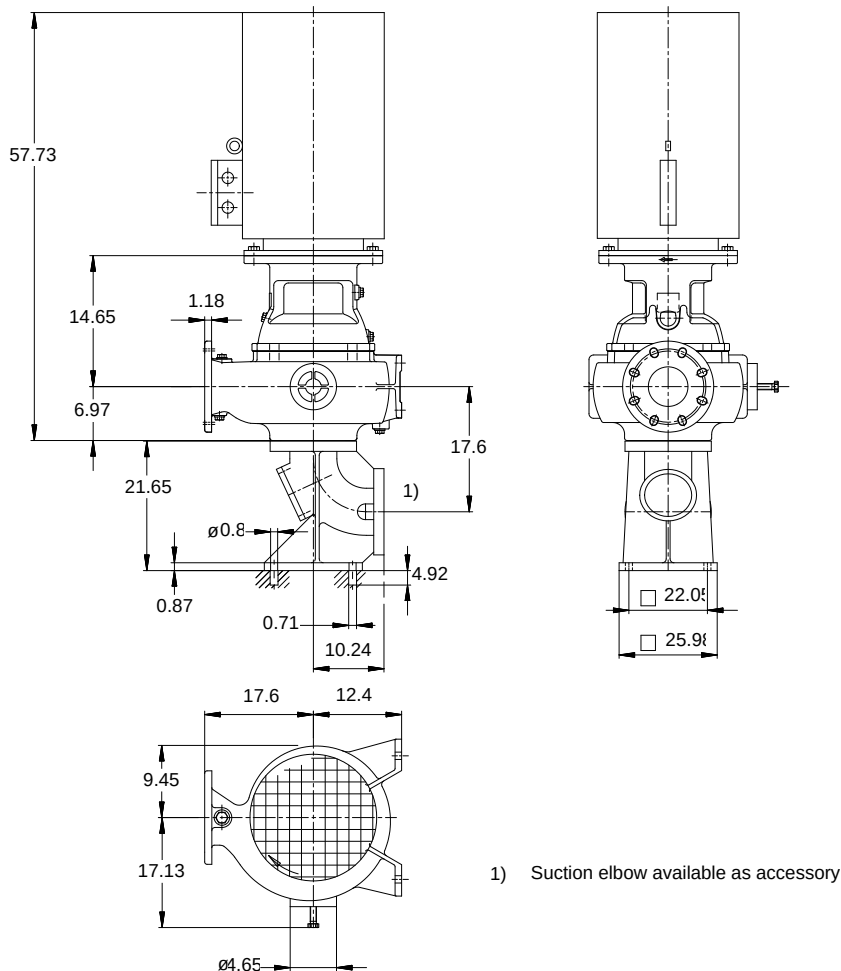


Customer item no.:
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Sewabloc K 200-316G VF

Version no.: 2



Drawing is not to scale

Dimensions in in

Motor

required but not scope of supply
Motor size 326T
Motor power 29.50 HP
Number of poles 6
Speed of rotation 1180 rpm

Connections

Suction nominal size DN1 DN 200 / ASME B 16.1
Discharge nominal size DN2 DN 200 / ASME B 16.1
Nominal pressure suct. CL 125
Rated pressure disch. CL 125
Standard-EN-flange drilled acc. to ASME FF

Baseplate

Design Without
Size -
Leakage drain baseplate (8B) Rp1, Without
Foundation bolts (required but not scope of supply)

Weight net

Pump 483 lbm
Suction side accessory 154 lbm
Total 637 lbm

Connect pipes without stress or strain!

For auxiliary connections see

Installation plan



Customer item no.:
Communication dated: 30/01/2018
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Sewabloc K 200-316G VF

Version no.: 2

Dimensional tolerances for shaft axis height:
Dimensions without tolerances, middle tolerances to:
Connection dimensions for pumps:
Dimensions without tolerances - welded parts:
Dimensions without tolerances - gray cast iron parts:

DIN 747
ISO 2768-m
EN735
ISO 13920-B
ISO 8062-CT9

separate drawing.

Data sheet



Customer item no.: WAS
Communication dated: 30/01/2018
Doc. no.: Yuba City
Quantity: 1

Number: ES 5643047
Item no.: 300
Date: 07/10/2020
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Sewabloc E 80-253G VF

Version no.: 2

Operating data

Requested flow rate	440.00 US GPM	Actual flow rate	463.39 US GPM
Requested developed head	54.00 ft	Actual developed head	59.89 ft
Pumped medium	Wastewater, municipal mechanically treated	Efficiency	70.7 %
Pumped medium details	Not containing chemical and mechanical substances which affect the materials	Power absorbed	9.93 HP
Max. ambient air temperature	68.0 °F	Pump speed of rotation	1776 rpm
Min. ambient air temperature	68.0 °F	NPSH required	15.32 ft
Fluid temperature	68.0 °F	Permissible operating pressure	91.374 psi.g
		Discharge press.	25.966 psi.g
Fluid density	62.428000 lb/ft ³	Shutoff head	95.20 ft
Fluid viscosity	0.0015 in ² /s	Min. allowable flow rate	114.54 US GPM
Suction pressure max.	0.000 psi.g	Min. allow. mass flow	15.93 lbm/s
Mass flow rate	64.45 lbm/s	Design	Single system 1 x 100 %
Max. power on curve	13.92 HP	Performance test	Yes
Max. allow. mass flow	133.67 lbm/s		

Design

Pump standard	KSB-Aggregate North American execution	Shaft seal	2 mech. seals in tandem arrangement with oil reservoir
Close-coupled pump without motor		Shaft seal manufacturer	KSB
Design	Close-coupled	Type	MG
Orientation	Vertical	Material code	SIC/SIC/NBR
Suction nominal dia.	DN 100	Impeller type	Single vane, radial flow (E-max)
Suction nominal pressure	CL 125		
Suction position	axial	Wear ring	Casing wear ring
Suction flange drilled according to standard	ASME B 16.1	Impeller diameter	8.86 in
Discharge nominal dia.	DN 80	Free passage size	2.99 in
Discharge nominal pressure	CL 125	Direction of rotation from drive	Clockwise
Discharge position	top (0°/360°)	Bearing bracket size	B02
Discharge flange drilled according to standard	ASME B 16.1	Bearing type	Anti-friction bearings
Standard-EN-flange drilled acc. to ASME FF		Lubrication type	Grease
		Color	Ultramarine blue (RAL 5002) KSB-blue

Driver, accessories

Baseplate type	Without	Drive supplied by	without motor
Baseplate size	-	Motor const. type	IM3011
Motorside drill	No	Motor size	254T
Scope of mounting parts: suction elbow with foot.		Frequency	60 Hz
Driver type	Electric motor	Rated power P2	14.75 HP
Drive standard mech.	NEMA	Available reserve	48.49 %
Drive standard elec.	NEMA	Number of poles	4
		Suction accessory	Suction elbow with foot

Data sheet



Customer item no.: WAS
Communication dated: 30/01/2018
Doc. no.: Yuba City
Quantity: 1

Number: ES 5643047
Item no.: 300
Date: 07/10/2020
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Sewabloc E 80-253G VF

Version no.: 2

Materials G

Pump casing (101)	Cast iron A 48 Class 35 B	O-Ring (412)	Nitrile rubber NBR
Discharge cover (163)	Cast iron A 48 Class 35 B	Casing wear ring (502.1)	Cast iron A 48 Class 35 B
Shaft (210)	Chrome steel A 276 Type 420	Screwed plug (903)	Steel ST
Impeller (230)	Cast iron A 48 Class 35 B	Hexagon socket head cap screw (914)	Chrome steel

Packaging

Packaging category	B1 Wooden or plywood case, cover provided with polypropylene cellular sheet, outdoor storage up to 3 months	Packaging for storage	Indoor
Packaging for transport	Truck	Outdoor storage at -40°C to +50°C for up to 3 months. Packet must be covered. No corrosion protection, only transport protection.	
IPPC Standard ISPM 15	Yes		

Certifications

Hydraulic performance test

Acceptance standard	ANSI HI 2B
Quantity meas. points Q-H	5
Certificate	Inspection cert. 3.1 to EN 10204
Test participation	Non-witnessed
Quantity, non-witnessed	1
Quantity, witnessed	0
NPSH test	Yes

Quantity meas. points NPSH 1

Hydrostatic test (room temp.)

Range	Complete pump with shaft seal
Test pressure	53.652 psi.g
Test time	10.0 min
Certificate	Inspection cert. 3.1 to EN 10204
Test participation	Non-witnessed

Performance curve

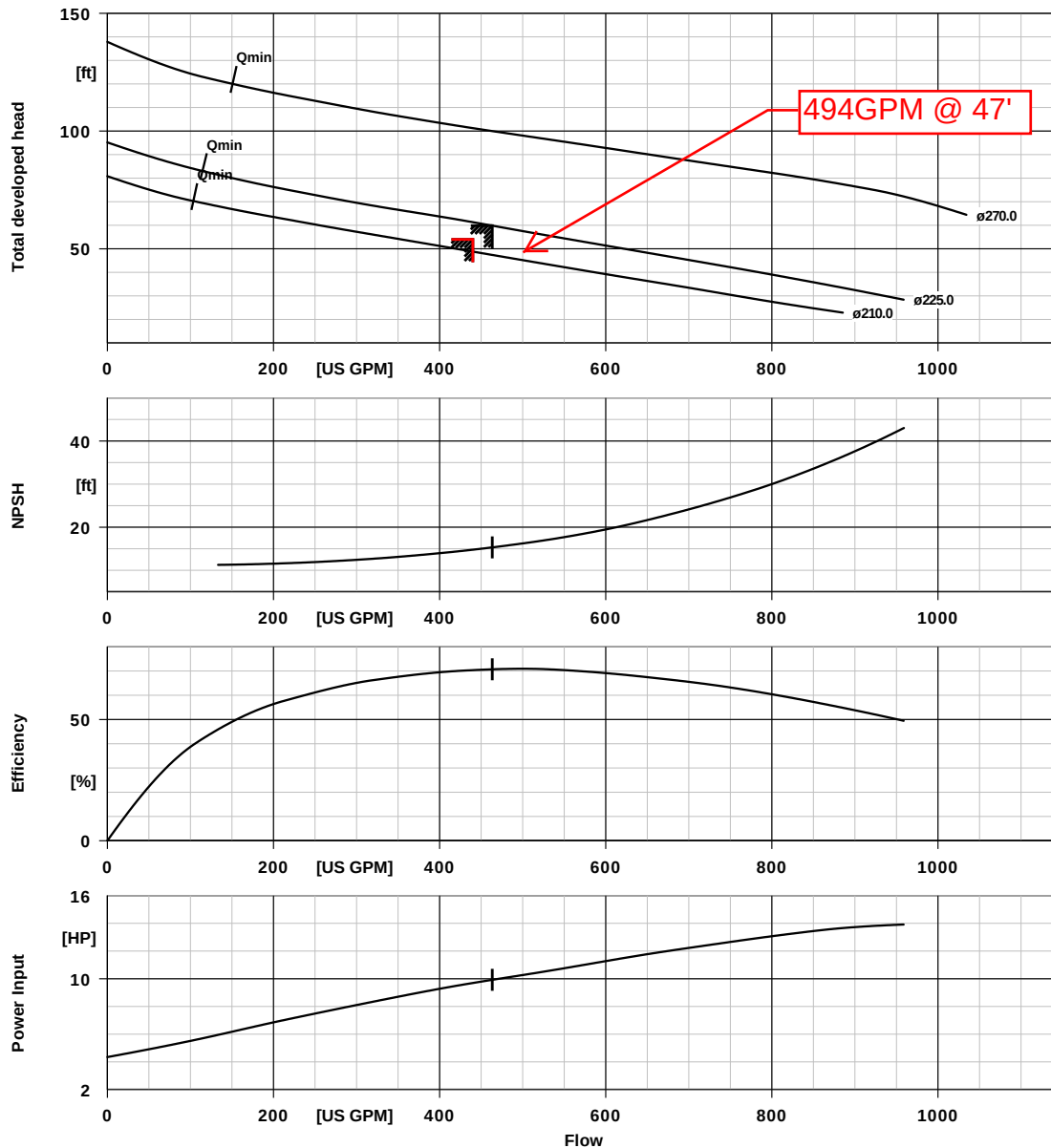


Customer item no.: WAS
Communication dated: 30/01/2018
Doc. no.: Yuba City
Quantity: 1

Number: ES 5643047
Item no.: 300
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Sewabloc E 80-253G VF

Version no.: 2



Curve data

Speed of rotation	1776 rpm	Efficiency	70.7 %
Fluid density	62.428000 lb/ft ³	Power absorbed	9.93 HP
Viscosity	0.0015 in ² /s	NPSH req. 3%	15.32 ft
Flow rate	463.39 US GPM	Curve number	K43430/1
Requested flow rate	440.00 US GPM	Effective impeller diameter	8.86 in
Total developed head	59.89 ft	Acceptance standard	ANSI HI 2B
Requested developed head	54.00 ft		

Installation plan

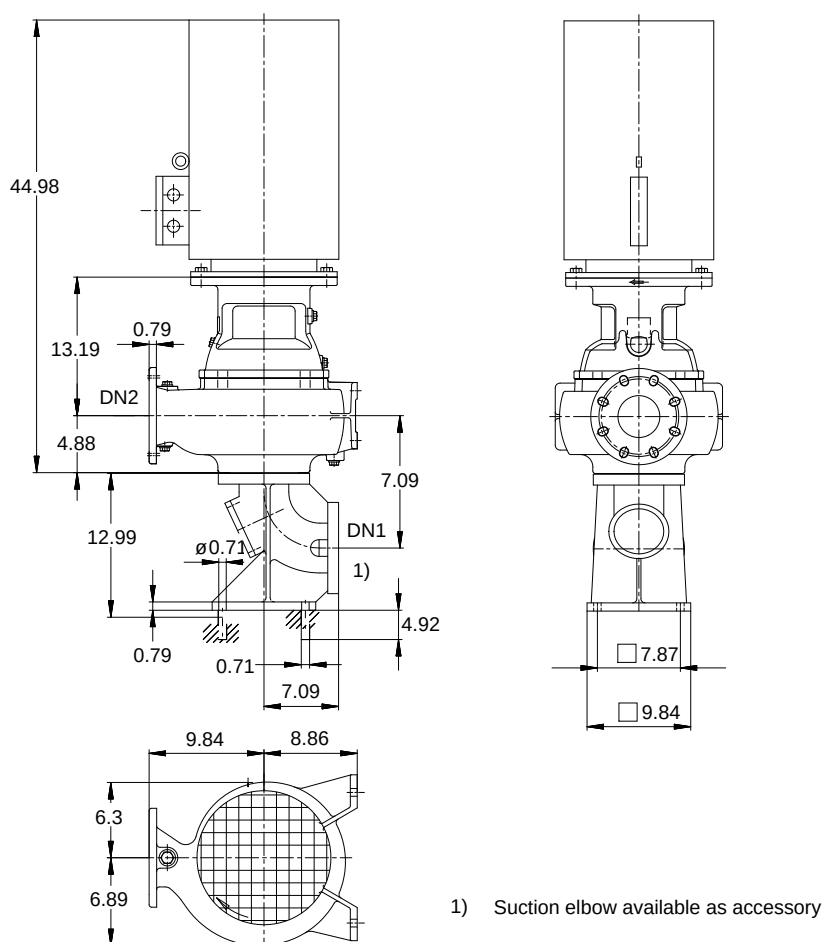


Customer item no.: WAS
Communication dated: 30/01/2018
Doc. no.: Yuba City
Quantity: 1

Number: ES 5643047
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Date: 07/10/2020
Page: 4 / 5

Sewabloc E 80-253G VF

Version no.: 2



Drawing is not to scale

Dimensions in in

Motor

required but not scope of supply
Motor size 254T
Motor power 14.75 HP
Number of poles 4
Speed of rotation 1778 rpm

Connections

Suction nominal size DN1 DN 100 / ASME B 16.1
Discharge nominal size DN2 DN 80 / ASME B 16.1
Nominal pressure suct. CL 125
Rated pressure disch. CL 125
Standard-EN-flange drilled acc. to ASME FF

Baseplate

Design Without
Size -
Leakage drain baseplate Rp1, Without
(8B)
Foundation bolts (required but not scope of supply)

Weight net

Pump 236 lbm
Suction side accessory 88 lbm
Total 324 lbm

Installation plan



Customer item no.:WAS
Communication dated: 30/01/2018
Doc. no.: Yuba City
Quantity: 1

Number: ES 5643047
Item no.:300
Date: 07/10/2020
Page: 5 / 5

Sewabloc E 80-253G VF

Version no.: 2

Connect pipes without stress or strain!

Dimensional tolerances for shaft axis height:
Dimensions without tolerances, middle tolerances to:
Connection dimensions for pumps:
Dimensions without tolerances - welded parts:
Dimensions without tolerances - gray cast iron parts:

DIN 747
ISO 2768-m
EN735
ISO 13920-B
ISO 8062-CT9

**For auxiliary connections see
separate drawing.**

G3 Engineering, Inc.

WATER AND WASTEWATER EQUIPMENT

5905 Granite Lake Dr., Suite 120, PO Box 2148, Granite Bay, CA 95746

Phone: 916-797-1880 FAX: 916-797-1881

www.g3engineering.com e-mail: jim@g3engineering.com

I. PUMPS and TANKS

TRILLIUM - FLOWAY PUMPS

Vertical Turbine Pumps
Submersible Turbine Pumps

CASCADE PUMP COMPANY

Mixed and Axial Flow Lineshaft Pumps

PENN VALLEY PUMPS

Dual Disc Pumps

BLUE WHITE INDUSTRIES

Peristaltic Metering Pumps and Flowmeters

ASSMANN CORPORATION OF AMERICA

Polyethylene Chemical Storage Tanks

GRUNDFOS WASTEWATER

YEOMANS, CHICAGO, MORRIS, GRUNDFOS BRANDS

Submersible and Dry Pit Non-Clog Pumps, Grinders
Recessed Impeller Grit Pumps

GRUNDFOS WATER AND PACO BRANDS

CR Pumps, BoosterpaQ's and Custom Packaged Pumping Systems
PACO End Suction, Inline and Splitcase Pumps

PRECISION SYSTEMS

Packaged Pumping Stations with backup power and SCADA

KSB PUMPS

Submersible and Dry Pit Non-Clog Pumps
Submersible Mixers and Propeller Pumps

UGSI CHEMICALFEED

Wallace & Tiernan Encore 700 Metering Pumps

II. PROCESS EQUIPMENT

FKC SCREWPRESS

Screw Press Dewatering and Rotary Drum Screen Thickening

ENVIRODYNE SYSTEMS, INC.

Clarifiers, Thickeners, Oxidation Ditches, Grit Removal
Rotary Distributors, Digester Covers

UGSI CHEMICALFEED

Polyblend and Dynablen Polymer Feed Systems - Liquid and Dry
Rotameters, Dry Feed Equipment

SPENCER TURBINE

High Speed Turbo and Multi-Stage Centrifugal Blowers
Digester Gas Booster Package Systems

JOHN MEUNIER, INC.

Headworks Screens, Grit Removal, Grit De-Watering
Hydrovex Flap Gates and Weirs

SMARTCOVER

Sewer Level Monitoring and Alarm Systems
H2S Monitoring Systems

UET MIXERS

Custom Mixer Designs, Inline and Shafted

MEUNIER TECHNOLOGIES

DICE Dosing Modules

UGSI/PAX WATER TECHNOLOGIES

Water Storage Tank Mixing, THM Removal, Residual Control

AQSEPTENCE GROUP

Johnson Screens Intake Screens, Triton Underdrains

FONTAINE AQUANOX

Stainless Steel Water Control Gates and Stop Logs

EVOQUA WATER TECHNOLOGIES, LLC

Water Champ - Chemical Induction Mixing System

OSEC - On Site Chlorine Generators

Chlorine Dioxide Systems

Gas Feed Systems

Analyzers, Controllers and Instrumentation

UNITED BLOWERS

Positive Displacement Blowers

INTEGRITY MUNICIPAL SYSTEMS

Fluoride Saturator Systems and Chemical Feed Skids

RPS ENGINEERING

Basin Covers and Domes

STATIFLO

Static Pipe and Open Channel Mixers



Ref: Sole Source Letter

Ref: To whom it may concern,

Jan 5th, 2022

To whom it may concern,

With this letter we would like to inform that G3 Engineering Inc. is our only exclusive representative for Northern California and Northern Nevada for Municipal Wastewater projects.

All inquiries, requests and quotations should be directed to G3 Engineering as no other organization is contractually authorized to sell or distribute KSB equipment in this area.

This is valid for entire 2022.

Ramin Ghasemi

**Ramin Ghasemi
Western Regional Manager
KSB, Inc.**

Cell: 949 557 7458

Cc: Rep File

CITY OF YUBA CITY
STAFF REPORT

Date: March 1, 2022
To: Honorable Mayor & Members of the City Council
From: Development Services Department
Presentation By: Ben Moody, Public Works & Development Services Director

Summary

Subject: Authorize the City Manager to enter into an agreement with Sacramento Area Council of Governments (SACOG) to administer a Code Audit project with services performed by Cascadia Partners, LLC

Recommendation: Adopt a Resolution authorizing the City Manager to enter into an agreement and execute a Memorandum of Understanding between SACOG and City of Yuba City for the Regional Early Action Planning (REAP) Grant Program

Fiscal Impact: Staff time to coordinate with SACOG in project administration. The project would be reimbursed through the REAP Grant funds.

Purpose:

To authorize the City Manager to enter into an agreement and execute a Memorandum of Understanding (MOU) between Sacramento Area Council of Governments (SACOG) and the City of Yuba City for the Regional Early Action Planning (REAP) Grant Program to support housing development in the City.

Council's Strategic Goal:

This proposal aligns with the City Council's infrastructure and quality of life goals.

Background:

The Regional Early Action Planning (REAP) grant program is a series of one-time state funding to support efforts that accelerate housing production in regions across California. The Sacramento Area Council of Governments (SACOG) is responsible for distributing the funding throughout the SACOG Region.

SACOG has a preselected bench of consultants for REAP projects to help member jurisdictions plan for and accelerate housing in the six-county Sacramento region that they support.

Analysis:

The City of Yuba City is the recipient of \$100,000 of SACOG REAP funds that will be used for a Municipal Code audit project to further accelerate housing development in the City. In coordination with

SACOG, City staff met with three different prequalified consultants from SACOG's bench. After meeting with each consultant, City staff selected Cascadia Partners to provide professional services for the project with SACOG serving as the contract administrator.

Cascadia Partners will perform a Code Audit process of the Yuba City Zoning Code that includes a thorough evaluation of seven zone districts, with a focus on testing "middle housing" types in each zone. The analysis will identify development standard barriers for each zone and visually show how the standards impact construction feasibility and affordability. After identifying barriers, Cascadia Partners will test a variety of changes to the development standards, prepare a quantitative and graphical assessment of how the changes compare to the existing standards, and then give recommendations for changes to the zoning code to remove barriers to housing development. Additionally, Cascadia Partners will support City staff in efforts to implement the recommended zoning code changes.

Full Scope of Services as shown in Exhibit "B" of the Memorandum of Understanding (MOU).

Fiscal Impact:

Staff time to coordinate with SACOG in project administration. The project would be reimbursed through the REAP Grant funds.

Alternatives:

1. Deny adoption of the Resolution.
2. Provide staff with direction on modifications.

Recommendation:

Adopt a Resolution authorizing the City Manager to enter into an agreement and execute a Memorandum of Understanding between SACOG and the City of Yuba City for the Regional Early Action Planning (REAP) Grant Program.

Attachments:

1. City Council Resolution
2. Exhibit A: Memorandum of Understanding between SACOG and City of Yuba City

Prepared By:

Ashley Potočník
Assistant Planner

Submitted By:

Diana Langley
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT AND EXECUTE A
MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN SACRAMENTO AREA COUNCIL
OF GOVERNMENTS (SACOG) AND THE CITY OF YUBA CITY FOR THE REGIONAL
EARLY ACTION PLANNING (REAP) GRANT PROGRAM.**

WHEREAS, the California Department of Housing and Community Development (“HCD”) awards funding to regional agencies through the Regional Early Action Planning (“REAP”) program; and

WHEREAS, the Sacramento Area Council of Governments (“SACOG”), as a council of governments and Metropolitan Planning Organization, provides and/or facilitates member services on behalf of the six counties and 22 cities in the greater Sacramento region; and

WHEREAS, the City of Yuba City is a member of SACOG and is the recipient of One Hundred Thousand Dollars (\$100,000) of SACOG REAP funds that will be used to pay for the “Code Audit Project” as more particularly described in Exhibit A attached hereto; and

WHEREAS, the City of Yuba City has selected Cascadia Partners from SACOG’s bench of preselected consultants to provide the professional services for the project with SACOG serving as the project administrator.

NOW, THEREFORE, be it resolved by the City Council of the City of Yuba City authorizes the City Manager to enter into an agreement with SACOG to administer the Code Audit project with services performed by Cascadia Partners, LLC.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on March 1, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

Dave Shaw, Mayor

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

Exhibit A: Memorandum of Understanding between SACOG and the City of Yuba City

EXHIBIT A

**MEMORANDUM OF UNDERSTANDING
BETWEEN
SACRAMENTO AREA COUNCIL OF GOVERNMENTS
And the
CITY OF YUBA CITY**

FOR THE REGIONAL EARLY ACTION PLANNING GRANT PROGRAM

This Memorandum of Understanding (“MOU” or “Agreement”) is made effective _____, 2022 (the “Effective Date”), by and between the Sacramento Area Council of Governments (“SACOG”) and the City of Yuba City (“Local Agency”).

RECITALS:

WHEREAS, SACOG, as a council of governments and Metropolitan Planning Organization, provides and/or facilitates member services on behalf of the six counties and 22 cities in the greater Sacramento region; and

WHEREAS, SACOG is the recipient of funds from the California Department of Housing and Community Development (“HCD”) for purposes of administration of the Regional Early Action Planning Grant Program (“REAP”); and

WHEREAS, Local Agency is a member of SACOG and is the recipient of **One Hundred Thousand Dollars (\$100,000.00)** of SACOG REAP funds (the “Funds”) that will be used to pay for the “Code Audit Project” as more particularly described in Exhibit “A” attached hereto and incorporated herein (the “Project”); and

WHEREAS, Local Agency has selected Cascadia Partners (“Contractor(s)”) to provide professional services for the Project; and

WHEREAS, on June 15, 2021 SACOG entered into a Master Professional Services Agreement with Contractor and will serve as the contract administrator for the Project (the “Master Agreement”); and

WHEREAS, Local Agency desires that SACOG administer the Project and Funds on its behalf.

NOW, THEREFORE, SACOG and Local Agency agree as follows:

1. Recitals: the recitals above are hereby incorporated in this Agreement.
2. Selection of Contractor: Local Agency has met with Contractor and determined Contractor’s background, skill and experience are consistent with the needs of the Project.
3. Task Orders with Contractor: Local Agency will enter into a Task Order, in substantially the form attached hereto as Exhibit “B”, with Contractor as provided for in the Master Agreement. The Task Order will identify the following: 1) the scope of services containing

a detailed description of the services to be performed; 2) the fee containing the rates of compensation, fees, expenses and a not-to-exceed amount; and 3) the schedule of performance enumerating a timeline for completion of tasks including a deadline for deliverables. The Task Order with Contractor shall be delivered to SACOG for review and approval by SACOG's Project Manager identified in Section 20 herein. The Task Order shall be subject to the Master Agreement Fee Schedule.

4. Monitoring of Contractor: SACOG will monitor Contractor's performance of each Task Order.
5. Use of Funds: SACOG shall pay Contractor's invoices directly in accordance with the terms of the Master Agreement. Local Agency shall provide written approval of all Contractor invoices prior to payment by SACOG
6. Compliance with Laws: Local Agency will comply with all applicable Federal, State, and local laws, codes, ordinances, regulations, orders, circulars, and directives, including, without limitation, all Federal regulatory requirements associated with the funding provided to Local Agency hereunder. Further, Local Agency will require the appropriate debarment certification form from all Local Agency contractors and Local Agency certifies that it will not knowingly enter into any transaction with a contractor, subcontractor, material supplier, or vendor who is debarred, suspended, declared ineligible, or voluntarily excluded from covered transactions by any Federal or State agency.
7. Funding Amount: The amount awarded Local Agency under this Agreement will not exceed **One Hundred Thousand Dollars (\$100,000.00)** unless agreed to in advance by the parties pursuant to a written amendment signed by SACOG's Executive Director or Deputy Executive Director. In no instance will SACOG be liable for any payments or costs for work in excess of this amount, nor for any unauthorized or ineligible costs.
8. Term: The term of this Agreement shall be from the Effective Date until **July 31, 2023**, unless agreed to in advance by written amendment signed by SACOG's Executive Director or Deputy Executive Director.
9. Independent Contractor: The Local Agency, and the agents and employees of the Local Agency, in the performance of this Agreement, will act as and be independent contractors and not officers or employees or agents of SACOG. Local Agency, its officers, employees, agents, and subcontractors, if any, will have no power to bind or commit SACOG to any decision or course of action, and will not represent to any person or business that they have such power. Local Agency has and will retain the right to exercise full control of the supervision of the work and over the employment, direction, compensation and discharge of all persons assisting Local Agency in the performance of work funded by this Agreement. Local Agency will be solely responsible for all matters relating to the payment of its employees and contractors including, but not limited to, compliance with all laws, statutes, and regulations governing such matters.

10. Audit, Retention and Inspection of Records:

- a. SACOG or its designee, including but not limited to any State or Federal agency, will have the right to review, obtain, copy, and audit all books, records, computer records, accounts, documentation and any other materials (collectively “Records”) pertaining to performance of this Agreement, including any Records in the possession of any contractors or subcontractors. Such Records shall include all records of employment, employment advertisements, employment application forms, and other pertinent employment data, as well as any records pertaining to compliance with Public Contract Code Sections 10115, *et seq.* and Title 21, California Code of Regulations, Chapter 21, Section 2500, *et seq.* (when applicable) and other matters connected with the performance of the contract pursuant to Government Code Section 8546.7.
- b. Local Agency agrees to provide SACOG or its designee, the State, the California State Auditor or any duly authorized representative of the State or Federal government, with any relevant information requested and will permit SACOG or its designees access to its premises, upon reasonable notice, during normal business hours, for the purpose of interviewing employees and inspecting and copying such Records for the purpose of determining compliance with any applicable Federal and State laws and regulations. Local Agency further agrees to maintain such Records for a period of three (3) years after final payment under the Agreement or three (3) years from the conclusion or resolution of any and all audits or litigation relevant to this Agreement and any amendments, whichever is later. If any litigation, claim, negotiation, audit, monitoring, inspection or other action has been started before the expiration of the three (3) years after final payment under this Agreement, all records must be retained by Local Agency, its contractors and subcontractors until completion of the action and resolution of all issues which arise from it. Records related to any and all audits or litigation relevant to this Agreement shall be retained for five (5) years after the conclusion or resolution of the matter. SACOG and HCD shall have the right to audit Local Agency records and interview employees.
- c. If so directed by SACOG upon expiration of this Agreement, the Local Agency will cause all Records relevant to the Scope of Work to be delivered to SACOG as depository.
- d. In addition to any other remedies available to SACOG in law or equity for breach of this Agreement, SACOG, may at its discretion, exercise a variety of remedies, including, but not limited to, requiring repayment of the Funds disbursed and expended under this Agreement.

11. Termination:

- a. Either party may terminate this Agreement for any reason, with or without cause, at any time, by giving the other party fifteen (15) days written notice. The notice will be deemed served and effective for all purposes on the date it is deposited in the U.S. mail, certified, return receipt requested, addressed to the other party at the address indicated in Section 20 below.
- b. If either party issues a notice of termination, SACOG will reimburse Local Agency for work actually performed up to the effective date of the notice of termination, subject to the limitations in Section 10 and less any compensation to SACOG for damages suffered as a result of Local Agency's failure to comply with the terms of this Agreement.
- c. Local Agency will have the right to terminate this Agreement in the event SACOG is unable to make required payments, including, without limitation, a failure of HCD to appropriate funds. In such event, Local Agency will provide SACOG with seven (7) days written notice of termination. The notice will be deemed served and effective on the date it is deposited in the U.S. mail, certified, return receipt requested, addressed to SACOG at the address indicated in Section 23. SACOG will make payment to Local Agency through the date of termination, subject to the provisions of Section 10 above.

12. Indemnity: Local Agency specifically agrees to indemnify, defend, and hold harmless SACOG, its directors, officers, members, agents, and employees (collectively the "Indemnitees") from and against any and all actions, claims, demands, losses, costs, expenses, including reasonable attorneys' fees and costs, damages, and liabilities (collectively "Losses") arising out of or in any way connected with the performance of this Agreement. Local Agency shall pay all costs and expenses that may be incurred by SACOG in enforcing this indemnity, including reasonable attorneys' fees. The provisions of this Section shall survive the expiration, termination, or assignment of this Agreement.

13. Assignment: The parties understand that SACOG entered into this Agreement based on the Project proposed by Local Agency. Therefore, without the prior express written consent of SACOG, this Agreement is not assignable by the Local Agency either in whole or in part.

14. Binding Agreement: This Agreement will be binding on the parties hereto, their assigns, successors, administrators, executors, and other representatives.

15. Time: Time is of the essence in this Agreement and will follow the timeline set forth in the scope of work (Exhibit "A"), unless modified pursuant to Section 19.

16. Amendments: No alteration or variation of the terms of this Agreement will be valid unless made in writing and signed by the parties hereto, and no oral understanding or agreement not incorporated herein, will be binding on any of the parties hereto.

17. Amendments to Task Orders with Contractor: If the Contractor seeks additional fees for work that are beyond the scope of work of the Task Order and the not to exceed amount of the Master Agreement between the Contractor and SACOG, or additional fees are required to complete the Task Order, SACOG and Local Agency must agree in writing on the amended scope of work and fee amount prior to Local Agency entering into the amendment of the Task Order and the start of the additional work. The written amendment between SACOG and Local Agency must identify the amended Task Order, any additional fees for the Contractor and the party responsible for payment of such fees and costs. SACOG shall not be obligated to pay any amount in excess of the Funds.
18. Contractors and Subcontractors: Local Agency will be fully responsible for all work performed by its contractors and subcontractors.
- a. SACOG reserves the right to review and approve, which approval shall not be unreasonably withheld, any contract or agreement to be funded in whole or in part using funds provided under this Agreement.
 - b. Any contract or subcontract to be funded in whole or in part using funds provided under this Agreement will require the contractor and its subcontractors, if any, to:
 - (1) Comply with applicable State and Federal law requirements that pertain to, among other things, labor standards, Non-Discrimination, the Americans with Disabilities Act, Equal Employment Opportunity, the Drug-Free Workplace Act.
 - (2) Maintain at least the minimum State-required Workers' Compensation Insurance for those employees who will perform the work or any part of it.
 - (3) Maintain unemployment insurance and disability insurance as required by law, along with liability insurance in an amount that is reasonable to compensate any person, firm, or corporation who may be injured or damaged by the Local Agency or any subcontractor in performing work associated with this Agreement or any part of it.
 - (4) Retain all books, records, accounts, documentation, and all other materials relevant to this Agreement for a period of three (3) years from the date of termination of this Agreement, or three (3) years from the conclusion or resolution of any and all audits or litigation relevant to this Agreement and any amendments, whichever is later.
 - (5) Permit SACOG and/or its representatives, upon reasonable notice, unrestricted access to any or all books, records, accounts, documentation, and all other materials relevant to this Agreement for the purpose of monitoring, auditing, or otherwise examining said materials.

19. Work Product and Data:

a. Definitions

- i. “Work” – The work to be directly or indirectly produced by Local Agency, its employees, or by and of the Local Agency’s contractor’s, subcontractor’s and/or employees under this Agreement.
- ii. “Work Product” – All deliverables created or produced from Work under this Agreement included, but not limited to all, Work and deliverables conceived or made, either solely or jointly with others during the term of this Agreement. Work Product includes all deliverables, inventions, innovations, improvements, or other works of authorship Local Agency and/or Local Agency’s contractor or subcontractor may conceive of or develop in the course of this Agreement, whether or not they are eligible for patent, copyright, trademark, trade secret or other legal protection.
- iii. “Inventions” – Any ideas, methodologies, designs, concept, technique, invention, discovery, improvement or development regardless of patentability made solely by the Local Agency or jointly with Local Agency’s contractor and/or subcontractor or Local Agency’s contractor’s and/or subcontractor’s employees of SACOG or HCD during the term of this Agreement and in performance of any Work under this Agreement, provided that either the conception or reduction to practice thereof occurs during the term of this Agreement and in performance of Work issued under this Agreement.

b. Ownership of Work Product and Rights

- i. All Work Products derived by the Work performed by Local Agency, its employees or by and of the Local Agency’s contractor’s and/or subcontractor’s employees under this Agreement, shall be jointly owned by HCD, SACOG and Local Agency (“Joint Owners”), and shall be considered to be works made for hire by Local Agency and Local Agency’s contractor and/or subcontractor for HCD for the benefit of the Joint Owners. The Joint Owners shall jointly own all copyrights in the Work Product.
- ii. Local Agency, its employees and all of Local Agency’s contractor’s, and/or subcontractors employees agree to perpetually assign, and upon creation of each Work Product automatically assign, to the Joint Owners, ownership of all United States and international copyrights in each and every Work Product, insofar as any such Work Product, by operation of law, may not be considered work made for hire by the Local Agency’s contractor and/or subcontractor from HCD. From time to time upon Joint Owner’s request, Local Agency’s contractor and/or subcontractor and/or their employees shall confirm such assignments by execution and delivery of such

assignment, confirmations or assignment or other written instruments as HCD may requests. Local Agency hereby waives all rights relating to identification of authorship restriction or limitation on use or subsequent modification of the Work.

- iii. Local Agency, its employees and all Local Agency's contractors and/or subcontractors hereby agree to assign to HCD joint ownership of all Inventions. Local Agency, its employees and Local Agency's contractor and/or subcontractor shall promptly make a complete written disclosure to HCD of each Invention not otherwise clearly disclosed to HCD in the pertinent Work Product, specifically noting features or concepts that the Local Agency , its employees and/or Local Agency's contractor and/or subcontractor believes to be new or different.
- iv. Upon completion of all work under this Agreement all intellectual property rights, ownership and title to all reports, documents, plans, specifications and estimates, produced as part of this Agreement shall automatically vest in the Joint Owners and no further agreement will be necessary to transfer ownership to the Joint Owners.

20. Project Managers: SACOG's Project Manager for this Agreement is Greg Chew, unless SACOG otherwise informs Local Agency. With the exception of notice of termination sent by certified mail pursuant to Section 14 above, any notice, report, or other communication required by this Agreement will be mailed by first-class mail to the SACOG Project Manager at the following address:

Greg Chew
Sacramento Area Council of Governments
1415 L Street, Suite 300
Sacramento, CA 95814
Telephone: 916-340-6227
Email: gchew@sacog.org

Local Agency's Project Manager for this Agreement is Ashley Potocnik. No substitution of Local Agency's Project Manager is permitted without prior written agreement by SACOG, which agreement will not be unreasonably withheld. With the exception of notice of termination sent by certified mail pursuant to Section 14 above, any notice, report, or other communication to Local Agency required by this Agreement will be mailed by first-class mail to:

Ashley Potocnik
City of Yuba City
1201 Civic Center Blvd, Yuba City, CA 95993
530-822-5195
apotocnik@yubacity.net

21. Successors: This Agreement will be binding on the parties hereto, their assigns, successors, administrators, executors, and other representatives.
22. Waivers: No waiver of any breach of this Agreement will be held to be a waiver of any prior or subsequent breach. The failure of SACOG to enforce at any time the provisions of this Agreement or to require at any time performance by the Local Agency of these provisions, will in no way be construed to be a waiver of such provisions nor to affect the validity of this Agreement or the right of SACOG to enforce these provisions.
23. Litigation: Local Agency will notify SACOG immediately of any claim or action undertaken by it or against it that affects or may affect this Agreement or SACOG, and will take such action with respect to the claim or action as is consistent with the terms of this Agreement and the interests of SACOG.
24. Non-Liability of SACOG: SACOG shall not be liable to Local Agency or any third party for any claim for loss of profits or consequential damages. Further, SACOG shall not be liable to Local Agency or any third party for any loss, cost, claim or damage, either direct or consequential, allegedly arising from a delay in performance or failure to perform under this Agreement.
25. Amendments Required by HCD or State Agencies: If HCD, or any other State agency having jurisdiction, requires a change to the terms of this Agreement, the parties will amend this Agreement as necessary, or will terminate it immediately.
26. Counterparts and Electronic Signatures: This MOU may be signed in one or more counterparts, each of which will constitute an original and all of which taken together shall constitute one and the same instrument. Documents executed, scanned, and transmitted electronically and electronic signatures shall be deemed original signatures for purposes of this MOU and all matters related thereto, with such scanned and electronic signatures having the same legal effect as original signatures.
27. Authority: The persons signing on behalf of the parties to this MOU each warrant they have the legal authority to execute this MOU.
28. Entire Agreement: This MOU embodies the entire agreement of the parties in relation to the matters contained herein, and no other understanding, whether verbal, written, or otherwise, exists among the parties.
29. Americans with Disabilities Act (ADA) of 1990; Accessibility: By signing this Agreement, Local Agency assures SACOG that it complies with the Americans with Disabilities Act (ADA) of 1990 (42 U.S.C. § 12101, *et seq.*), which prohibits discrimination on the basis of disability, as well as all applicable regulations and guidelines issued pursuant to the ADA including, but not limited to, those found within the Code of Federal Regulations, Title 49, parts 27, 37, and 38. Local Agency also agrees that it will award no construction contract unless its plans and specifications for such facilities

conform to the provisions of California Government Code Sections 4450 and 4454, if applicable.

30. Compliance with Non-discrimination and Equal Employment Opportunity Laws: It is SACOG's policy to comply with State and Federal laws and regulations including Title VI of the Civil Rights Act of 1964, Americans with Disabilities Act of 1990 (ADA) and other Federal discrimination laws and regulations, (including 49 CFR Part 21 through Appendix C, 23 CFR part 200, 23 CFR part 230, 49 U.S.C. 5332, 42 U.S.C. 12101, *et seq.*, and the Title VI Assurance executed by California under 23 U.S.C. 324 and 29 U.S.C. 794), as well as the Unruh Civil Rights Act of 1959, the California Fair Employment and Housing Act (Government Code Section 12990, *et seq.*), and other California State discrimination laws and regulations. SACOG does not discriminate against any employee or applicant for employment because of race, religion (including religious dress and grooming practices) color, national origin, (includes use and possession of a driver's license issued to persons unable to prove their presence in the United States is authorized under federal law), ancestry, disability, (including physical and mental, including HIV and AIDS) medical condition, (including genetic characteristics, cancer or a record or history of cancer), military or veteran status, marital status, sex/gender (includes pregnancy, childbirth, breastfeeding, and/or related medical conditions), age (40 and above), gender identity, gender expression, or sexual orientation pursuant to Sections 12940 *et seq.* of the Government Code. SACOG prohibits discrimination by its employees, Local Agencies, contractors and consultants.

Local Agency hereby certifies, under penalty of perjury under the laws of California, that it complies with, and that Local Agency will require that its contractors and subcontractors comply with, the following non-discrimination and equal opportunity laws. Any failure by Local Agency to comply with these provisions shall constitute a material breach of this Agreement, which may result in the termination of this Agreement or such other remedy as SACOG may deem appropriate.

- a. Local Agency and its contractors and subcontractors shall comply with all provisions prohibiting discrimination on the basis of race, color, or national origin of Title VI of the Civil Rights Act of 1964, as amended, 42 U.S.C. §§ 2000d, *et seq.*, with U.S. D.O.T. regulations, "Nondiscrimination in Federally-Assisted Programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act", 49 C.F.R. Part 21, and with any applicable implementing Federal directives that may be issued. Title VI provides that the recipients of federal assistance will implement and maintain a policy of nondiscrimination in which no person shall, on the basis of race, color, ancestry, national origin, religion, religious creed, sex, age, or disability, be excluded from participation in, denied the benefits of, or subject to discrimination under any program or activity by the recipients of federal assistance or their assignees and successors in interest.
- b. Local Agency and its contractors and subcontractors shall comply with all applicable equal employment opportunity (EEO) provisions of 42 U.S.C. § 2000e, implementing Federal regulations, and any applicable implementing Federal directives that may be issued. Local Agency and its contractors and subcontractors

shall ensure that applicants and employees are treated fairly without regard to their race, color, creed, sex, disability, age, or national origin.

- c. Local Agency and its contractors and subcontractors will act in accordance with Title VI and will not unlawfully discriminate, harass, or allow harassment, against any employee or applicant for employment because of sex, sexual orientation, race, color, ancestry, religion, religious creed, national origin, physical disability (including HIV and AIDS), mental disability, medical condition, age or marital status. Local Agency and its contractors and subcontractors will further ensure that the evaluation and treatment of their employees and applicants for employment are free from such discrimination and harassment, including the improper denial of family and medical care leave and pregnancy disability leave. Local Agency and its contractors and subcontractors will comply with all applicable Federal and State employment laws and regulations including, without limitation, the provisions of the California Fair Employment and Housing Act (Government Code § 12900, *et seq.*) and the applicable regulations promulgated thereunder (California Code of Regulations, Title 2, § 7285.0, *et seq.*), as well as Title 2, California Code of Regulations, Section 8103. The applicable regulations of the Fair Employment and Housing Commission implementing Government Code §§ 12990 (a-f), set forth in Chapter 5 of Division 4 of Title 2 of the California Code of Regulations, are incorporated into this Agreement by reference and made a part hereof as if set forth in full. Local Agency and its contractors and subcontractors will give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement.
- d. Local Agency and its subcontractors shall also comply with the Older Americans Act, as amended (42 U.S.C. 6101), prohibiting discrimination on the basis of age, Section 324 of Title 23 U.S.C., prohibiting discrimination based on gender, and Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and 49 CFR part 27 regarding discrimination against individuals with disabilities.
- e. Local Agency, with regard to the work performed by it during the Agreement, shall act in accordance with Title VI. Specifically, Local Agency shall not discriminate on the basis of race, color, ancestry, national origin, religion, religious creed, sex, age, or disability in the selection and retention of subcontractors, including procurement of materials and leases of equipment.
- f. Local Agency and its contractors will include the provisions of this Section 33 in all contracts to perform work funded under this Agreement. Local Agency shall take such action with respect to any such contract as SACOG or HCD may direct as a means of enforcing such provisions, including sanctions for noncompliance.
- g. Sanctions for Noncompliance: In the event of the Local Agency's noncompliance with the nondiscrimination provisions of this Agreement, SACOG shall impose such contract sanctions as it or HCD may determine to be appropriate, including, but not limited to:

- i. Withholding of payments to the Local Agency under this Agreement until the Local Agency complies, and/or
- ii. Cancellation, termination or suspension of the Agreement, in whole or in part.

31. Drug-Free Certification: By signing this Agreement, Local Agency hereby certifies under penalty of perjury under the laws of the State of California that Local Agency will comply with the requirements of the Drug-Free Workplace Act of 1990 (Government Code § 8350, *et seq.*) and will provide a drug-free workplace by taking the following actions:

- a. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited, and specifying actions to be taken against employees for violations.
- b. Establish a Drug-Free Awareness Program to inform employees about:
 - (1) The dangers of drug abuse in the workplace;
 - (2) The person's or the organization's policy of maintaining a drug-free workplace;
 - (3) Any available counseling, rehabilitation, and employee assistance programs; and
 - (4) Penalties that may be imposed upon employees for drug abuse violations.
- c. Every employee of Local Agency who works under this Agreement will:
 - (1) Receive a copy of Local Agency's Drug-Free Workplace Policy Statement; and
 - (2) Agree to abide by the terms of Local Agency's Statement as a condition of employment on this Agreement.

32. Union Organizing: By signing this Agreement, Local Agency hereby acknowledges the applicability of Government Code § 16645 through § 16649 to this Agreement, excluding § 16645.2 and § 16645.7.

- a. Local Agency will not assist, promote, or deter union organizing by employees performing work on this Agreement if such assistance, promotion, or deterrence contains a threat of reprisal or force, or a promise of benefit.
- b. Local Agency will not meet with employees or supervisors on SACOG or State property if the purpose of the meeting is to assist, promote, or deter union organizing, unless the property is equally available to the general public for meetings.

33. Prohibition of Expending State or Federal Funds for Lobbying:

- a. Local Agency certifies, to the best of his or her knowledge or belief, that:
 - (1) No State or Federal appropriated funds have been paid or will be paid, by or on behalf of the Local Agency, to any person for influencing or attempting to influence an officer or employee of any State or Federal agency, a Member of the State Legislature or United States Congress, an officer or employee of the Legislature or Congress, or any employee of a Member of the Legislature or Congress in connection with the awarding of any State or Federal contract, the making of any State or Federal grant, the making of any State or Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any State or Federal contract, grant, loan, or cooperative agreement.
 - (2) If any funds other than Federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or any employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative Agreement, the Local Agency will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
 - b. This certification is a material representation of fact upon which reliance was placed when this Agreement was entered into. Submission of this certification is a prerequisite for making or entering into this Agreement imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification will be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.
 - c. Local Agency also agrees by signing this Agreement that he or she will require that the language of this certification be included in all lower tier contracts and subcontracts.
34. Prevailing Wage and Labor Requirements.
- a. Should Local Agency award any construction contracts utilizing Federal funds under this Agreement, Local Agency agrees to comply with all pertinent statutes, rules and regulations promulgated by the Federal government including, but not limited to, (i) prevailing wage requirements of the Davis Bacon Act (40 U.S.C. §276a, *et seq.*) and related regulations (29 CFR Part 5); (ii) anti-kick back and payroll records requirements of the Copeland "Anti-Kickback" Act (40 U.S.C. §276c and 18 U.S.C. §874) and related regulations (29 CFR Part 3); and (iii) workweek computation and overtime requirements of the Contract Work Hours and Safety Standards Act (40 U.S.C. §327-333) and related regulations (29 CFR Part 5).

- b. Should Local Agency award any “public work” contract, as defined by California Labor Code Section 1720, utilizing State funds under this Agreement, Local Agency agrees to comply with all pertinent California statutes, rules, and regulations including, but not limited to, prevailing wage provisions of Labor Code Section 1771.
- c. Any contract or subcontract entered into as a result of this Agreement will contain all of the provisions of this section.

[Signatures on Next Page]

IN WITNESS WHEREOF, THE PARTIES HAVE ENTERED INTO THIS MEMORANDUM
OF UNDERSTANDING AS OF THE DATE FIRST ABOVE WRITTEN:

**SACRAMENTO AREA COUNCIL
OF GOVERNMENTS**

By: _____
James Corless, Executive Director

APPROVED AS TO FORM:

Sloan Sakai Yeung & Wong LLP
Legal Counsel to SACOG

CITY OF YUBA CITY

By: _____
Diana Langley, City Manager

EXHIBIT "A"

Development Services



March 25, 2021

Jennifer Hargrove, Senior Planner
SACOG
1415 L Street, Suite 300
Sacramento, CA 95814

Re: Regional Early Access Planning (REAP) Grant Use

Dear Ms. Hargrove:

Thank you for your time and effort as we work together to find the best options to utilize available REAP funding that has been allocated to the City of Yuba City.

Please regard this letter as notice that the City of Yuba City plans to utilize both the original REAP allocation of \$22,000 combined with the second allocation of \$65,000 for a total amount of approximately \$87,000 in non-competitive REAP funding. The intended scope of funding use is for various Housing Element implementation activities including CEQA, and zoning code updates. We will use SACOG's Scope of Work template to provide more project details in the coming months as we determine implementation priorities.

I look forward to working with you and SACOG as we implement future plans.

Should you have any questions or concerns, please do not hesitate to contact me at (530) 822-3231 or via email at bmoody@yubacity.net.

Sincerely,

Benjamin K. Moody
Development Services Director

EXHIBIT “B”

TASK ORDER NO. 1 TO THE AGREEMENT BETWEEN CITY OF YUBA CITY AND CASCADIA PARTNERS

This Task Order No. 1 is entered into on this ____ day of _____, 2022 (“Effective Date”) by and between the CITY OF YUBA CITY (“Agency”) and Cascadia Partners, an Oregon Limited Liability Corporation (“Contractor”)

WHEREAS, the Sacramento Area Council of Governments (“SACOG”) and Contractor entered into a Master Professional Services Agreement on June 15, 2021 (the “Agreement”); and

WHEREAS, Agency is a member of SACOG and desires that Contractor, pursuant to the Agreement, perform certain professional services; and

WHEREAS, the Contractor now agrees to perform the following scope of services for this Task Order No. pursuant to the terms and conditions of the Agreement.

NOW, THEREFORE, the parties agree to the following:

1. Scope of Services

Task #	Detailed Description of Tasks / Milestones	Task Timeline (in months and year)	Deliverable(s) including delivery date	Total Budget	REAP Funding	Other Funds (include source)
1	Regular reporting to SACOG CP will provide the City with monthly written progress reports and hourly invoices (via email) to explain project progress, including any defined deliverables as PDF attachments.	Months 1-8	1. Progress report and invoicing (quarterly) 2. Copy of Annual Progress Report submitted to HCD (annually in April) 3. Summary of potential housing units impacted by project (final deliverable upon project completion)	\$4,560	\$4560	
2	Kick-Off Meeting CP will organize a kick-off meeting to finalize the scope, budget, and schedule for the project. Importantly, the team will need to settle on the zone districts to be analyzed and collaborate on	Month 1	1. Final Scope, Budget, Timeline Month 1 2. Refined list of zone districts to audit Month	\$1,880		

	how to obtain the necessary data quickly.		1 3. Assignment of data gathering responsibilities Month 1			
3	Data Gathering CP will meet with staff to understand the current policy priorities for different areas and zones to define the housing types to test in our zoning analysis. CP will gather all necessary inputs for the analysis of code, including the existing zoning code standards and current costs of construction and land, and achievable rents and sales prices for a range of product types. We will utilize a combination of commercial datasets, such as MLS and COSTAR, as well as conduct up to four (4) developer/builder/broker interviews to confirm current assumptions.	Months 1-2	1. Summary matrix of zone district standards Month 1 2. Summary of market data used for pro forma analysis (local costs, rents, sales prices) Month 2	\$8,640	\$8,640	
4	Existing Zoning Code Barriers Assessment CP will conduct a pro forma-based analysis of the existing code for up to seven (7) zone districts, with a focus on testing "middle housing" types in each zone. The scope of the audit will include all of the City's residential and commercial zones (R-1, R-2, R-3, C-O, C-1, C-2, C-3). The analysis will identify key development standard barriers for each zone, and visually show how these standards impact construction feasibility and (potentially) affordability. The analysis will consider all relevant development standards, including minimum lot size, maximum density, minimum setbacks, maximum lot coverage, stormwater management requirements, and minimum landscaping or open space requirements.	Month 3	Summary of analysis and key barriers identified in existing zoning standards (Presentation) Month 3	\$21,280	\$21,280	
5	Policy Alternative Testing CP will test a variety of changes to the development standards that were identified as barriers, based on identified policy goals, consultant experience in similar markets, and national best practice. CP will prepare a quantitative and graphical assessment of how these changes compare to the existing code, in terms of financial performance, affordability, and building form.	Months 4-5	1. Summary of refined alternative testing (presentation) February 2021 2. Worksession with client to discuss results of alternatives testing Month 6	\$19,520	\$19,520	
6	Draft Recommendations CP will prepare a set of recommended changes, summarizing the key barrier(s) identified and the impact of the proposed change. The recommended code changes may include changes to allowed uses or housing types in each zone, modifications to development or	- Month 7	1. Draft Zoning Code Change Recommendations (Presentation) Month 7 2. Worksession with client to review recommendations and	\$19,190	\$19,190	

	design standards, or changes to review procedures. CP will anticipate potential negative impacts or community concerns related to removing the barriers and recommend regulatory strategies to mitigate for those impacts, including new design or development standards. CP will conduct a worksession with the Client to discuss the draft recommendations and solicit input and refinement.		receive feedback Month 7			
7	Final Recommendations CP will prepare a Final Report (a laid out PDF) that summarizes this project and makes clear, actionable recommendations to the City. The report will summarize the analysis, barriers, testing, recommendations, and their impacts. The report will be highly visual and accessible for a wide audience, including the public and elected leaders.	Months 7-8	Final Zoning Code Change Recommendations (Report) Month 8	\$10,980	\$10,980	
8	Implementation Support CP will support the City in efforts to implement the recommended code changes. This work could include preparing materials to support implementation, such as presentation slide decks, fact sheets or other communication materials. It may also include preparing an action plan that details implementation steps, timelines, and identifies potential funding sources for implementation. Lastly, this work could include CP participating in meetings with stakeholders, committees, the Planning Commission, City Council or recording a webinar that can be presented to various groups. GRAND TOTAL	Month 10	Implementation Materials - Month 10	\$13,920 \$100,00	\$13,920 \$100,000	

2. Fee

All work shall be performed by Contractor at the rates established in Exhibit A-1 to the Agreement, the Master Agreement Fee Schedule. The total amount to be paid to the Contractor shall not exceed **\$100,000 (ONE HUNDRED THOUSAND DOLLARS)** unless expressly authorized in writing by Agency and SACOG's Executive Director or Deputy Executive Director.

3. This Task Order No.1 is subject to the terms and conditions of the Agreement.

IN WITNESS WHEREOF, Agency and Contractor have entered into this TaskOrder No.1_as of the Effective Date.

CITY OF YUBA CITY

Ashley Potocnik
Assistant Planner

CASCADIA PARTNERS, LLC.

ALEX JOYCE
Managing Partner

APPROVED BY:

GREGORY CHEW
Senior Planner

**SACRAMENTO AREA COUNCIL OF GOVERNMENTS
MASTER PROFESSIONAL SERVICE AGREEMENT
SACRAMENTO HOUSING INITIATIVE**

THIS AGREEMENT, is made and entered into this 15th day of June, 2021, at Sacramento, California, by and between the Sacramento Area Council of Governments, a joint powers agency (hereinafter "SACOG"), through its duly appointed Executive Director, and Cascadia Partners, LLC, an Oregon Limited Liability Corporation (hereinafter "Contractor").

RECITALS:

WHEREAS, SACOG, as a council of governments and Metropolitan Planning Organization, provides and/or facilitates member services on behalf of the six counties and 22 cities in the greater Sacramento region (individually hereinafter referred to as "Member Agency"); and

WHEREAS, Contractor represents that it is specially trained and/or has the experience and expertise necessary to competently perform the services set forth in this Agreement; and

WHEREAS, Contractor is willing to perform the services and work described in this Agreement under the terms and conditions set forth in this Agreement; and

WHEREAS, SACOG desires to contract with Contractor to perform the services and work described in this Agreement under the terms and conditions set forth in this Agreement.

NOW, THEREFORE, the parties agree as follows:

1. Time of Performance: Contractor shall complete work in accordance with the Scope of Work as expeditiously as is consistent with generally accepted standards of professional skill and care and the orderly progress of work.

a. This Agreement shall go into effect on (June 15, 2021), contingent upon approval by SACOG, and Contractor entering into a Task Order with Member Agency as provided for herein. Contractor shall commence work after notification to proceed by Member Agency. This Agreement shall end on December 31, 2024, unless extended by written amendment pursuant to Section 12 below.

b. Contractor is advised that any recommendation for contract award is not binding on SACOG until the contract is fully executed and approved by SACOG.

2. Scope of Work: Contractor represents and warrants that Contractor has the experience and expertise to perform and provide professional services that supports housing through planning work that could include a wide range of activities including, but not limited to, updating or creating planning documents or ordinances, conducting community engagement, equity analysis, infrastructure analysis, educational material, and/or on-call peer review. After a project to be performed under this Agreement is identified by a Member Agency, the Contractor and Member Agency shall enter into task order in substantially the form attached hereto as **Exhibit A** to this Agreement ("Task Order"). The Task Order shall be approved by SACOG. In the event of any inconsistency between **Exhibit A** and other terms and conditions of this Agreement, **Exhibit A** shall control. Any proposed amendment to a Task Order must be submitted by Contractor in writing for prior review and approval by Member Agency.

The Task Order will identify the following: 1) the scope of services containing a detailed description of the services to be performed; 2) the fee containing the rates of compensation, fees, expenses and a not-to-exceed amount; and 3) the schedule of performance enumerating a timeline for completion of tasks including a deadline for deliverables. The Task Order will be delivered to the SACOG for review and approval. The Cost Proposal will include a written estimate of the number of hours and hourly rates per staff person, any anticipated reimbursable expenses, and total dollar amount. The cost proposal shall utilize the hourly rates in **Exhibit A-1** attached hereto – (the “Master Agreement Fee Schedule”). After agreement has been reached on the negotiable items and total cost, the finalized Task Order shall be signed by both the Member Agency and the Contractor.

3. Standard of Quality: All work performed by Contractor under this Agreement shall be in accordance with all applicable legal requirements and shall meet the standard of quality ordinarily to be expected of competent professionals in Contractor’s field of expertise.

4. Compliance with Laws: Contractor shall comply with all applicable Federal, State, and local laws, codes, ordinances, regulations, orders and decrees. Contractor warrants and represents to SACOG that Contractor shall, at its own cost and expense, keep in effect or obtain at all times during the term of this Agreement, any licenses, permits, insurance and approvals that are legally required for Contractor to practice its profession or are necessary and incident to the performance of the services and work Contractor performs under this Agreement. Contractor shall provide written proof of such licenses, permits, insurance and approvals upon request by SACOG. SACOG is not responsible or liable for Contractor’s failure to comply with any or all of the requirements contained in this paragraph.

5. Consideration: The Member Agency shall pay for all services provided by Contractor pursuant to a fully executed Task Order. Contractor shall be paid in accordance with the Master Agreement Fee Schedule. In no instance shall SACOG be liable for any payments to Contractor.

6. Invoicing, Costs and Payment: Contractor shall submit monthly billings in arrears to the Member Agency no later than the 15th of each month and in accordance with the Task Order. Contractor shall be notified within fifteen (15) working days following receipt of its invoice by the Member Agency of any circumstances or data identified by the Member Agency in Contractor’s written billing which would cause withholding of approval and subsequent payment. Contractor shall be paid within thirty (30) days after the Member Agency’s approval of each billing.

7. Independent Contractor: Contractor, and the agents and employees of Contractor, in the performance of this Agreement, shall act as and be independent contractors and not officers or employees or agents of SACOG. Contractor, its officers, employees, agents, and subcontractors, if any, shall have no power to bind or commit SACOG to any decision or course of action, and shall not represent to any person or business that they have such power. Contractor has and shall retain the right to exercise full control of the supervision of the services and work and over the employment, direction, compensation and discharge of all persons assisting Contractor in the performance of services under this Agreement. Contractor shall be solely responsible for all matters relating to the payment of its employees including, but not limited to, compliance with social security and

income tax withholding, workers' compensation insurance and all regulations governing such matters.

8. Termination:

a. SACOG shall have the right to terminate this Agreement for any reason, with or without cause, at any time, by giving Contractor fifteen (15) days written notice. The notice shall be deemed served and effective for all purposes on the date it is deposited in the U.S. mail, certified, return receipt requested, addressed to Contractor at the address indicated in Section 17.

b. If SACOG issues a notice of termination:

(1) Contractor shall immediately cease rendering services pursuant to this Agreement.

(2) Contractor shall deliver to SACOG copies of all Writings, whether or not completed, which were prepared by Contractor, its employees or its subcontractors, if any, pursuant to this Agreement. The term "Writings" shall include, but not be limited to, handwriting, typesetting, computer files and records, drawings, blueprints, printing, photostatting, photographs, and every other means of recording upon any tangible thing, any form of communication or representation, including, letters, works, pictures, sounds, symbols computer data, or combinations thereof.

(3) SACOG shall pay Contractor for work actually performed up to the effective date of the notice of termination, subject to the limitations in Section 5, less any compensation to SACOG for damages suffered as a result of Contractor's failure to comply with the terms of this Agreement. Such payment shall be in accordance with Section 6. However, if this Agreement is terminated because the work of Contractor does not meet the terms or standards specified in this Agreement, then SACOG shall be obligated to compensate Contractor only for that portion of Contractor's services which is of benefit to SACOG.

9. Assignment: The parties understand that SACOG entered into this Agreement based on the professional expertise and reputation of Contractor. Therefore, without the prior express written consent of SACOG, this Agreement is not assignable by Contractor either in whole or in part.

10. Binding Agreement: This Agreement shall be binding on the parties hereto, their assigns, successors, administrators, executors, and other representatives.

11. Time: Time is of the essence in this Agreement.

12. Amendments: No alteration or variation of the terms of this Agreement shall be valid unless made in writing and signed by the parties hereto, and no oral understanding or agreement not incorporated herein, shall be binding on any of the parties hereto.

13. Contractors and Subcontractors: Contractor shall not subcontract any portion of the work without the prior express written authorization of SACOG. If SACOG consents to a subcontract, Contractor shall be fully responsible for all work performed by the subcontractor.

- a. SACOG reserves the right to review and approve any contract or agreement to be funded in whole or in part using funds provided under this Agreement.
- b. Any contract or sub-contract shall require the contractor and its subcontractors, if any, to:
 - (1) Comply with applicable State and Federal laws that pertain to, among other things, labor standards, Non-Discrimination, the Americans with Disabilities Act, Equal Employment Opportunity, and the Drug-Free Workplace Act.
 - (2) Maintain at least the minimum State-required Workers' Compensation Insurance for those employees who will perform the work or any part of it.
 - (3) Maintain unemployment insurance and disability insurance as required by law, along with liability insurance in an amount to be determined by SACOG that is reasonable to compensate any person, firm, or corporation who may be injured or damaged by Contractor or any subcontractor in performing work associated with this Agreement or any part of it.
 - (4) Retain all books, records, computer records, accounts, documentation, and all other materials pertaining to the performance of this Agreement for a period of three (3) years from the date of termination of this Agreement, or three (3) years from the conclusion or resolution of any and all audits or litigation relevant to this Agreement and any amendments, whichever is later.
 - (5) Permit SACOG and/or its representatives, upon reasonable notice, unrestricted access to any or all books, records, computer records, accounts, documentation, and all other materials pertaining to the performance of this Agreement for the purpose of monitoring, auditing, or otherwise examining said materials.

14. Indemnity: Contractor specifically agrees to indemnify, defend, and hold harmless SACOG and Member Agency, and their directors, officers, members, agents, and employees (collectively the "Indemnitees") from and against any and all actions, claims, demands, losses, costs, expenses, including reasonable attorneys' fees and costs, damages, and liabilities (collectively "Losses") arising out of or in any way connected with the performance of this Agreement, excepting only Losses caused by the sole, active negligence or willful misconduct of an Indemnatee. Contractor shall pay all costs and expenses that may be incurred by SACOG or Member Agency in enforcing this indemnity, including reasonable attorneys' fees. The provisions of this Section shall survive the expiration, termination, or assignment of this Agreement.

15. Insurance Requirements: Contractor hereby warrants that it carries and shall maintain, at its sole cost and expense, in full force and effect during the full term of this Agreement and any extensions to this Agreement, the following described insurance coverage:

POLICY	MINIMUM LIMITS OF LIABILITY
(1) Workers' Compensation; Employer's Liability.	Statutory requirements for Workers' Compensation; \$ 1,000,000 Employers' Liability.
(2) Comprehensive Automobile: Insurance Services Office, form #CA 0001 covering Automobile Liability, code 8 (hired autos) and code 9 (non-owned autos).	Bodily Injury/Property Damage \$1,000,000 each accident.
(3) General Liability: Insurance Services Office Commercial General Liability coverage (occurrence form #CG 0001).	\$2,000,000 per occurrence. If Commercial General Liability Insurance or other form with a general aggregate limit, such limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.
(4) Errors and Omissions/Professional Liability (errors and omissions liability insurance appropriate to the Contractor's profession as defined by SACOG).	Limit of no less than \$2,000,000 per occurrence or claim.

If the Contractor maintains broader coverage and/or higher limits than the minimums shown above, SACOG requires and shall be entitled to the broader coverage and/or the higher limits maintained by the contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the SACOG.

- a. Deductibles and Self-insured Retentions: Any deductibles or self-insured retentions in excess of \$5,000 must be declared to and approved by SACOG.
- b. Required Provisions: The general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:
 - (1) For any claims related to this Agreement, Contractor's insurance coverage shall be the primary insurance with respects SACOG, its directors, officers,

employees and agents. Any insurance or self-insurance maintained by SACOG, its directors, officers, employees or agents shall be in excess of Contractor's insurance and shall not contribute to it.

- (2) Any failure by Contractor to comply with reporting or other provisions of the policies including breaches of warrants shall not affect coverage provided to SACOG, its directors, officers, employees or agents.
 - (3) Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
 - (4) Each insurance policy required by this Agreement shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested has been given to SACOG.
 - (5) Contractor hereby grants to SACOG a waiver of any right to subrogation which any insurer of said Contractor may acquire against SACOG by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not SACOG has received a waiver of subrogation endorsement from the insurer.
- c. Acceptability of Insurers: Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise approved by SACOG.
- d. Certificate of Insurance and Additional Insured Requirement: Contractor shall furnish to SACOG an original Certificate of Insurance on a standard ACORD form, or other form acceptable to SACOG, substantiating the required coverages and limits set forth above and also containing the following:
- (1) Thirty (30) days prior written notice to SACOG of the cancellation, non-renewal or reduction in coverage of any policy listed on the Certificate; and
 - (2) The following statement with respect to the Commercial General Liability policy: "SACOG and its directors, officers, agents and employees, are made additional insureds, but only insofar as the operations under this Agreement are concerned."
- e. Certified Copies of Policies: Upon request by SACOG, Contractor shall immediately furnish a complete copy of any policy required hereunder, including all endorsements, with said copy certified by the insurance company to be a true and correct copy of the original policy.
- f. Contractor's Responsibility: Nothing herein shall be construed as limiting in any way the extent to which Contractor may be held responsible for damages resulting from Contractor's operations, acts, omissions, or negligence. Insurance coverage obtained in the minimum amounts specified above shall not relieve Contractor of liability in excess of such minimum coverage, nor shall it preclude SACOG from

taking other actions available to it under this Agreement or by law including, but not limited to, actions pursuant to Contractor's indemnity obligations.

16. Audit, Retention and Inspection of Records:

- a. SACOG or its designee shall have the right to review, obtain, and copy all books, records, computer records, accounts, documentation and any other materials (collectively "Records") pertaining to performance of this Agreement, including any Records in the possession of any subcontractors, for the purpose of monitoring, auditing, or otherwise examining the Records. Contractor agrees to provide SACOG or its designee with any relevant information requested and shall permit SACOG or its designees access to its premises, upon reasonable notice, during normal business hours, for the purpose of interviewing employees and inspecting and copying such Records to determine compliance with any applicable Federal and State laws and regulations. Contractor further agrees to maintain such Records for a period of three (3) years after final payment under the Agreement or three (3) years from the conclusion or resolution of any and all audits or litigation to this Agreement and any amendments, whichever is later.
- b. If so directed by SACOG upon expiration of this Agreement, Contractor shall cause all Records relevant to the Scope of Work to be delivered to SACOG as depository.

17. Project Manager:

SACOG's Project Manager for this Agreement is Conor Peterson, unless SACOG otherwise informs Contractor. Any notice, report, or other communication required by this Agreement shall be mailed by first-class mail to the SACOG Project Manager at the following address:

Conor Peterson, Shared Services Analyst
Sacramento Area Council of Governments
1415 "L" Street, Suite 300
Sacramento, CA 95814
Telephone: (91) 319-5188
Email: cpeterson@sacog.org

Contractor's Project Manager for this Agreement is Alex Joyce. No substitution of Contractor's Project Manager is permitted without the prior written agreement of SACOG, which agreement shall not be unreasonably withheld. With the exception of notice pursuant to Section 8(a) above, any notice, report, or other communication to Contractor required by this Agreement shall be mailed by first-class mail to:

Alex Joyce, Managing Partner
Cascadia Partners, LLC.
519 SW Park Ave., Suite 215
Portland, OR 97205
Telephone: (503) 927-2872
Email: alex@cascadia-partners.com

18. Successors: This Agreement shall be binding on the parties hereto, their assigns, successors, administrators, executors, and other representatives.

19. Waivers: No waiver of any breach of this Agreement shall be held to be a waiver of any prior or subsequent breach. The failure of SACOG to enforce at any time the provisions of this Agreement or to require at any time performance by Contractor of these provisions, shall in no way be construed to be a waiver of such provisions nor to affect the validity of this Agreement or the right of SACOG to enforce these provisions.

20. Litigation: Contractor shall notify SACOG immediately of any claim or action undertaken by it or against it that affects or may affect this Agreement or SACOG, and shall take such action with respect to the claim or action as is consistent with the terms of this Agreement and the interests of SACOG.

21. National Labor Relations Board Certification: Contractor, by signing this Agreement, does swear under penalty of perjury that no more than one final unappealable finding of contempt of court by a Federal court has been issued against Contractor within the immediately preceding two-year period because of Contractor's failure to comply with an order of a Federal court which orders Contractor to comply with an order of the National Labor Relations Board (Public Contract Code § 10296).

22. Americans with Disabilities Act (ADA) of 1990: By signing this Agreement, Contractor assures SACOG that it complies with the Americans with Disabilities Act (ADA) of 1990 (42 U.S.C. § 12101, *et seq.*), which prohibits discrimination on the basis of disability, as well as all applicable regulations and guidelines issued pursuant to the ADA including, but not limited to, those found within the Code of Federal Regulations, Title 49, parts 27, 37, and 38.

23. Compliance with Non-Discrimination and Equal Employment Opportunity Laws: It is SACOG's policy to comply with State and Federal laws and regulations including Title VI of the Civil Rights Act of 1964, Americans with Disabilities Act of 1990 (ADA) and other Federal discrimination laws and regulations (including 49 CFR Part 21 through Appendix C, 23 CFR part 200, 23 CFR part 230, 49 U.S.C. 5332, and the Title VI Assurance executed by California under 23 U.S.C. 324 and 29 U.S.C. 794), as well as the Unruh Civil Rights Act of 1959, the California Fair Employment and Housing Act, and other California State discrimination laws and regulations. SACOG does not discriminate against any employee or applicant for employment because of race, religion (including religious dress and grooming practices) color, national origin, (includes use and possession of a driver's license issued to persons unable to prove their presence in the United States is authorized under federal law), ancestry, disability, (including physical and mental, including HIV and AIDS) medical condition, (including genetic characteristics, cancer or a record or history of cancer), military or veteran status, marital status, sex/gender (includes pregnancy, childbirth, breastfeeding, and/or related medical conditions), age (40 and above), gender identity, gender expression, or sexual orientation pursuant to Sections 12940 *et seq.* of the Government Code. SACOG prohibits discrimination by its employees, contractors and consultants.

Contractor assures SACOG that it complies with, and that Contractor will require that its subcontractors comply with, the following non-discrimination and equal opportunity laws. Any failure by Contractor to comply with these provisions shall constitute a material breach of this Agreement, which may result in the termination of this Agreement or such other remedy as SACOG may deem appropriate.

- a. Contractor and its subcontractors shall comply with all provisions prohibiting discrimination on the basis of race, color, or national origin of Title VI of the Civil Rights Act of 1964, as amended, 42 U.S.C. §§ 2000d, *et seq.*, with U.S. D.O.T. regulations, “Nondiscrimination in Federally-Assisted Programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act”, 49 C.F.R. Part 21, and with any applicable implementing Federal directives that may be issued.
- b. Contractor and its subcontractors shall comply with all applicable equal employment opportunity (EEO) provisions of 42 U.S.C. § 2000e, implementing Federal regulations, and any applicable implementing Federal directives that may be issued. Contractor and its subcontractors shall ensure that applicants and employees are treated fairly without regard to their race, color, creed, sex, disability, age, or national origin.
- c. Contractor and its subcontractors will not unlawfully discriminate, harass, or allow harassment, against any employee or applicant for employment because of sex, sexual orientation, race, color, ancestry, religion, national origin, physical disability, mental disability, medical condition, age or marital status. Contractor and its subcontractors will ensure that the evaluation and treatment of their employees and applicants for employment are free from such discrimination and harassment, including the improper denial of family and medical care leave and pregnancy disability leave. Contractor and its subcontractors will comply with all applicable Federal and State employment laws and regulations including, without limitation, the provisions of the California Fair Employment and Housing Act (Government Code § 12900, *et seq.*) and the applicable regulations promulgated thereunder (California Code of Regulations, Title 2, § 7285.0, *et seq.*). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code §§ 12990 (a-f), set forth in Chapter 5 of Division 4 of Title 2 of the California Code of Regulations, are incorporated into this Agreement by reference and made a part hereof as if set forth in full. Contractor and its subcontractors will give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement.
- d. Contractor shall also comply with the Older Americans Act, as amended (42 U.S.C. 6101), prohibiting discrimination on the basis of age, Section 324 of Title 23 U.S.C., prohibiting discrimination based on gender, and section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and 49 CFR part 27 regarding discrimination against individuals with disabilities.
- e. Contractor will include the provisions of this Section 23 in all contracts to perform work funded under this Agreement.

24. **Drug-Free Certification:** By signing this Agreement, Contractor hereby certifies under penalty of perjury under the laws of the State of California that Contractor will comply with the requirements of the Drug-Free Workplace Act of 1990 (Government Code § 8350, *et seq.*) and will provide a drug-free workplace by taking the following actions:

- a. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited, and specifying actions to be taken against employees for violations.

- b. Establish a Drug-Free Awareness Program to inform employees about:
 - (1) The dangers of drug abuse in the workplace;
 - (2) The person's or the organization's policy of maintaining a drug-free workplace;
 - (3) Any available counseling, rehabilitation, and employee assistance programs; and
 - (4) Penalties that may be imposed upon employees for drug abuse violations.
- c. Every employee of Contractor who works under this Agreement shall:
 - (1) Receive a copy of Contractor's Drug-Free Workplace Policy Statement; and
 - (2) Agree to abide by the terms of Contractor's Statement as a condition of employment on this Agreement.

25. Union Organizing: By signing this Agreement, Contractor hereby acknowledges the applicability of Government Code § 16645 through § 16649 to this Agreement, excluding § 16645.2 and § 16645.7.

- a. Contractor will not assist, promote, or deter union organizing by employees performing work on this Agreement if such assistance, promotion, or deterrence contains a threat of reprisal or force, or a promise of benefit.
- b. Contractor will not meet with employees or supervisors on SACOG or State property if the purpose of the meeting is to assist, promote, or deter union organizing, unless the property is equally available to the general public for meetings.
- c. No funds received from SACOG under this Agreement shall be used to assist, promote, or deter union organizing.

26. Other Responsibilities:

- a. Conflicts of Interest: Contractor shall exercise reasonable care and diligence to prevent any actions or conditions that could result in a conflict with SACOG's interest. During the term of this Agreement, Contractor shall not accept any employment or engage in any consulting work that would create a conflict of interest with SACOG or in any way compromise the services to be performed under this Agreement. Contractor shall immediately notify SACOG of any and all potential violations of this paragraph upon becoming aware of the potential violation.
- b. Political Reform Act Compliance: Contractor is aware and acknowledges that certain contractors that perform work for governmental agencies are "consultants" under the Political Reform Act (the "Act") (Government Code § 81000, *et seq.*) and its implementing regulations (2 California Code of Regulations

§ 18110, *et seq.*). Contractor agrees that any of its officers or employees deemed to be "consultants" under the Act by SACOG, as provided for in the Conflict of Interest Code for SACOG, shall promptly file economic disclosure statements for the disclosure categories determined by SACOG, to be relevant to the work to be performed under this Agreement and shall comply with the disclosure and disqualification requirements of the Act, as required by law.

- c. Campaign Contribution Disclosure. Contractor has complied with the campaign contribution disclosure provisions of the California Levine Act (Government Code § 84308) and has completed the Levine Act Disclosure Statement attached hereto as Exhibit "B."
- d. Covenant Against Contingent Fees: Contractor warrants that it has not employed or retained any company or person, other than a bona fide employee working for the Contractor, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage, fee, gift, or any other consideration, contingent upon or resulting from the award or formation of this Agreement. For breach or violation of this warranty, SACOG shall have the right to annul this Agreement without liability, or at its discretion to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

27. Costs and Attorneys' Fees: If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action may recover its reasonable litigation expenses, including court costs, expert witness fees, discovery expenses, and reasonable attorneys' fees.

28. Governing Law and Choice of Forum: This Agreement shall be administered and interpreted under California law as if written by both parties. Any litigation arising from this Agreement shall be brought in the Superior Court of Sacramento County.

29. Integration: This Agreement represents the entire understanding of SACOG and Contractor as to those matters contained herein and supersedes all prior negotiations, representations, or agreements, both written and oral. This Agreement may not be modified or altered except in accordance with Section 12.

30. Severability: If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those to which it is invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and shall be enforced to the fullest extent permitted by law, unless the exclusion of such term or provision, or the application of such term or provision, would result in such a material change so as to cause completion of the obligations contemplated herein to be unreasonable.

31. Headings: The headings of the various sections of this Agreement are intended solely for convenience of reference and are not intended to explain, modify, or place any interpretation upon any of the provisions of this Agreement.

32. Authority: Each person signing this Agreement on behalf of a party hereby certifies, represents, and warrants that he or she has the authority to bind that party to the terms and conditions of this Agreement.

33. Ownership; Permission:

- a. Contractor agrees that all work products including, but not limited to, notes, designs, drawings, reports, memoranda, and all other tangible personal property produced in the performance of this Agreement, shall be the sole property of SACOG, provided that Contractor may retain file copies of said work products. Contractor shall provide said work products to SACOG upon request.
- b. Contractor represents and warrants that: (i) all materials used or work products produced in the performance of this Agreement, including, without limitation, all computer software materials and all written materials, are either owned by or produced by Contractor or that all required permissions and license agreements have been obtained and paid for by Contractor; and (ii) SACOG is free to use, reuse, publish or otherwise deal with all such materials or work products except as otherwise specifically provided in Exhibit "A." Consultant shall defend, indemnify and hold harmless SACOG and its directors, officers, employees, and agents from any claim, loss, damage, cost, liability, or expense to the extent of any violation or falsity of the foregoing representation and warranty.

34. Counterparts: This Contract may be signed in one or more counterparts, each of which shall constitute an original and all of which taken together shall constitute one and the same instrument. Documents executed, scanned, and transmitted electronically and electronic signatures shall be deemed original signatures for purposes of this Agreement and all matters related thereto, with such scanned and electronic signatures having the same legal effect as original signatures.

35. Prohibition of Expending State or Federal Funds for Lobbying:

- a. Contractor certifies, to the best of his or her knowledge or belief, that:
 - (1) No State or Federal appropriated funds have been paid or will be paid, by or on behalf of the Contractor, to any person for influencing or attempting to influence an officer or employee of any State or Federal agency, a Member of the State Legislature or United States Congress, an officer or employee of the Legislature or Congress in connection with the awarding of any State or Federal contract, the making of any State or Federal grant, the making of any State or Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any State or Federal contract, grant, loan, or cooperative agreement.
 - (2) If any funds other than Federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or any employee of a Member of Congress in connection with this Agreement, the Contractor shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying" in accordance with its instructions.

- b. This certification is a material representation of fact upon which reliance was placed when this Agreement was entered into. Submission of this certification is a prerequisite for making or entering into this Agreement imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.
- c. Contractor also agrees by signing this Agreement that he or she shall require that the language of this certification be included in all lower tier subcontracts, which exceed \$100,000, and that all such sub-recipients shall certify and disclose accordingly.

36. Payee Data Record Form: Contractor shall complete the Payee Data Record form attached to this Agreement as Exhibit "C", in lieu of IRS W-9, so that SACOG may submit payment information to its auditor/treasurer (Sacramento County).

37. State Prevailing Wage Rates: If the Scope of Work is for a public works project pursuant to California Labor Code Section 1720, *et seq.*, including surveying work, then the following provisions apply:

- a. Contractor shall comply with the State of California's General Prevailing Wage Rate requirements in accordance with California Labor Code, Section 1770, and all State and local laws and ordinances applicable to the work.
- b. Any subcontract entered into as a result of this contract, if for more than \$25,000 for public works construction or more than \$15,000 for the alteration, demolition, repair, or maintenance of public works, shall contain all of the provisions of this Section.
- c. When prevailing wages apply to the services described in the Scope of Work, transportation and subsistence costs shall be reimbursed at the minimum rates set by the Department of Industrial Relations (DIR) as outlined in the applicable Prevailing Wage Determination. See <http://www.dir.ca.gov>.

(Signature Page to Follow)

IN WITNESS WHEREOF, THE PARTIES HAVE ENTERED INTO THIS AGREEMENT AS OF THE DATE HEREIN ABOVE APPEARING:

SACRAMENTO AREA COUNCIL OF GOVERNMENTS

James Corless

JAMES CORLESS
Executive Director

APPROVED AS TO FORM:

Osman I. Mufti

Osman I. Mufti (Jun 9, 2021 10:03 PDT)

SLOAN SAKAI YEUNG & WONG, LLP
Legal Counsel to SACOG

RECOMMENDED BY:

Conor Peterson

CONOR PETERSON
Shared Services Analyst

CASCADIA PARTNERS, LLC.:

Alex Joyce

Alex Joyce (Jun 8, 2021 15:37 PDT)

ALEX JOYCE
Managing Partner

EXHIBIT "A"

**TASK ORDER
NO. _ TO THE
AGREEMENT
BEWEEN [MEMBER AGENCY] AND [CONTRACTOR]**

This Task Order No. ____ is entered into on this ____ day of _____, 20____("Effective Date") by and between the [INSERT MEMBER AGENCY] ("Agency") and [VENDOR]. [TYPE OF COMPANY] ("Contractor")

WHEREAS, the Sacramento Area Council of Governments ("SACOG") and Contractor entered into a Master Professional Services Agreement on _____, 20____(the "Agreement"); and

WHEREAS, Agency is a member of SACOG and desires that Contractor, pursuant to the Agreement, perform certain professional services; and

WHEREAS, the Contractor now agrees to perform the following scope of services for this Task Order No. pursuant to the terms and conditions of the Agreement.

NOW, THEREFORE, the parties agree to the following:

1. Scope of Services

<i>Task #</i>	<i>Detailed Description of Tasks / Milestones</i>	<i>Task Timeline (in months and year)</i>	<i>Deliverable(s) including delivery date</i>	<i>Total Budget</i>	<i>REAP Funding</i>	<i>Other Funds (include source)</i>
1	Regular reporting to SACOG (this is a required task for all projects)		1. Progress report and invoicing (quarterly) 2. Copy of Annual Progress Report submitted to HCD (annually in April) 3. Summary of potential housing units impacted by project (final deliverable upon project completion)			

2. Fee

All work shall be performed by Contractor at the rates established in Exhibit A-1 to the Agreement, the Master Agreement Fee Schedule. The total amount to be paid to the Contractor shall not exceed [TOTAL BUDGET AMOUNT FOR TASK ORDER] unless expressly authorized in writing by Agency and SACOG’s Executive Director or Deputy Executive Director.

3. [MEMBER AGENCY TO INSERT ANY SPECIFIC INSURANCE REQUIREMENTS.]

4. This Task Order No.____is subject to the terms and conditions of the Agreement.

IN WITNESS WHEREOF, Agency and Contractor have entered into this Task Order No.____as of the Effective Date.

[MEMBER AGENCY]

NAME
Title

CASCADIA PARTNERS, LLC.

ALEX JOYCE
Managing Partner

APPROVED BY:

DOV KADIN
Associate Planner

COST PROPOSAL

The sample budgets below are representative of what we would typically propose for projects within the specified number of hours. Example Budget 1 corresponds with Task II.B (Provide peer review/consultation to member jurisdictions), while Example Budget 2 reflects a typical budget structure for Task II.C (Develop housing-related guides and/or templates). Task II.D (Conduct third party research and/or reference materials) corresponds with Example Budget 3 and Task II.E (Implement planning projects) with Example Budget 4.

Example Budget 1: Peer Review of Draft Zoning Code				Total
Role	Project Manager	Zoning & Policy	Research & Best Practice	
Rate	\$200	\$135	\$110	
Research	20	20	30	\$10,000
Plan Review	20	20	30	\$10,000
Reporting	6	8	12	\$3,600
Memos	6	8	12	\$3,600
Hours	26	28	42	96
Cost	\$5,200	\$3,780	\$4,620	\$13,600

Example Budget 2: Create Draft Density Bonus Ordinance					Total
Role	Project Manager	Zoning & Policy	Market Analyst	Graphic Communication	
Rate	\$200	\$135	\$115	\$135	
Research	8	8	28	0	\$5,900
Data Gathering: Market			12		\$1,380
Focus Groups: Builders, Developers	8	8	16		\$4,520
Engagement	8	8	8	0	\$3,600
Agency: Process & Implementation	8	8	8		\$3,600
Analysis	12	18	36	0	\$8,970
Diagnosis: Where and What will be Effective	6	6	12		\$3,390
Testing: Pro forma & Site Design Analysis	6	12	24		\$5,580
Reporting	14	16	12	14	\$8,230
Present: Findings & Recommendations	6	8	12	8	\$4,740
Memo: Policy Proposal, Mechanics, Rationale	8	8		6	\$3,490
Implementation	8	0	0	0	\$1,600
Adoption	8				\$1,600
Hours	50	50	84	14	198
Other Direct Costs (Travel: Two 2-person Trips)	\$2,000	\$2,000	\$0	\$0	\$4,000
Cost	\$12,000	\$8,750	\$9,660	\$1,890	\$32,300

COST PROPOSAL

Example Budget 3: Research Vetted Parking Reduction Strategies				Total
Role	Project Manager	Zoning & Policy	Research & Best Practice	
Rate	\$200	\$135	\$110	
Research	10	10	24	\$5,990
Best Practice Research	4	4	12	\$2,660
Interviews: Planners & Builders	6	6	12	\$3,330
Reporting	10	20	12	\$6,020
Presentation of Findings	4	8	6	\$2,540
Memo of Findings & Recommendations	6	12	6	\$3,480
Hours	20	30	36	86
Cost	\$4,000	\$4,050	\$3,960	\$12,010

Example Budget 4: Feasibility Study for Missing Middle Housing								Total
Role	Project Manager	Zoning & Policy	Market Analyst	Spatial Analyst / GIS	Graphic Communication	Research & Best Practice	Equity, Inclusion, Engagement	
Rate	\$200	\$135	\$115	\$110	\$135	\$110	\$115	
Research	12	0	24	20	0	12	0	\$8,680
Past Plan & Policy Review	4					12		\$2,120
Data Gathering	2		12	20				\$3,980
Focus Groups	6		12					\$2,580
Engagement	24	24	0	0	16	0	32	\$13,880
Agency	6	8						\$2,280
Stakeholder	6	8						\$2,280
Public	12	8			16		32	\$9,320
Analysis	36	52	56	24	16	0	0	\$25,460
Diagnosis	6	12						\$2,820
Testing	12	24	24					\$8,400
Feasibility	8	16	16					\$5,600
Scenarios	6		16	24				\$5,680
Impacts	4				16			\$2,960
Reporting	36	36	0	0	24	0	0	\$15,300
Presentations	12	12			12			\$5,640
Reports	24	24			12			\$9,660
Implementation	16	24	0	16	0	0	0	\$8,200
Map Recommendations				16				\$1,760
Zone Recommendations	8	16						\$3,760
Adoption	8	8						\$2,680
Hours	124	136	80	60	56	12	32	500
Other Direct Costs (Travel: Three 2-person Trips)	\$3,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$6,000
Cost	\$27,800	\$21,360	\$9,200	\$6,600	\$7,560	\$1,320	\$3,680	\$77,520

(Required in lieu of IRS W-9 when doing business with the County of Sacramento)

PAYEE DATA RECORD	INSTRUCTIONS: Complete all information requested on this form. Sign, date, and return to the Department requesting this information. Prompt return of this fully completed form will prevent delays when processing payments. Information provided in this form will be used by the Department of Finance to prepare Information Returns (Form 1099), determine California non-resident withholding and fulfill reporting obligations under the California Independent Contractor Reporting Law. Payment will be subject to a combined federal and state income tax backup withholding of 35%, without a valid FEIN/SSN. See next page for more information and Privacy Statement.							
TYPE	Check the boxes that apply to Sacramento County's payments to you ☐ Goods ☐ Services ☐ Medical Services ☐ Legal Services ☐ Rents/Lease ☐ Other _____							
PAYEE INFORMATION	NAME (as shown on your income tax return) TRADE NAME OR DBA (if different from line 1) MAILING ADDRESS (Number and Street or P.O. Box Number) (City, State and Zip Code) PAYMENT REMITTANCE ADDRESS (Number and Street or P.O. Box Number, City, State and Zip Code) ePAYABLE CONTACT INFORMATION (Name, Phone Number and Email Address)							
FEDERAL TAX CLASSIFICATIONS & EXEMPTIONS	Check appropriate federal tax classification ☐ INDIVIDUAL OR SOLE PROPRIETOR (SSN) ☐ PARTNERSHIP (FEIN) ☐ ESTATE OR TRUST (FEIN) SSN is mandatory of all Individuals/Sole Proprietors by authority of CA Revenue and Taxation Code Section 18645 and CA Independent Contractor Reporting Section 1088.8 CORPORATION (FEIN); (MARK ONLY ONE TYPE): ☐ C CORPORATION (FEIN) ☐ S CORPORATION (FEIN) LIMITED LIABILITY COMPANIES (LLC): ☐ LIMITED LIABILITY COMPANY. ENTER THE TAX CLASSIFICATION (C=Corporation S=S Corporation P=Partnership) _____ ☐ GOVERNMENT ENTITIES - Federal, State, and Local (Including School Districts) ☐ EXEMPT (nonprofit) payee code if any _____ Exemption from FATCA reporting (see instructions on next page)							
TAX ID NUMBER	Enter your TIN in the appropriate box. If you are an individual or sole proprietor you must enter your SSN. Single member LLCs (disregarded entities must enter the TIN of the owner identified on the Name line). SOCIAL SECURITY NUMBER EMPLOYER IDENTIFICATION NUMBER _____-_____ ____-____							
RESIDENCY STATUS	☐ California Resident - Qualified with Secretary of State to do business in California or maintains a permanent place of business in California. (See Nonresident Withholding on next page) ☐ California Nonresident - Subject to State income tax withholding. (see Nonresident Withholding on next page) ☐ California Nonresident Exemption - To qualify for exemption, check one of the following: ☐ No services provided in California. ☐ A completed Franchise Tax Board Form 590. - (must be attached) ☐ A waiver of State withholding from Franchise Tax Board. - (must be attached) CALIFORNIA SALES TAX PERMIT NUMBER _____ (required only for California nonresident vendors that charge California sales tax)							
CERTIFYING SIGNATURE	Under penalty of perjury, I certify that: 1. The number shown on this form is my correct taxpayer identification number, and 2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest of dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and 3. I am a United States person (including a United States resident alien), and 4. The FATCA codes(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct. 5. If facts change upon which this form are based, I will promptly notify the County of Sacramento. AUTHORIZED PAYEE REPRESENTATIVE'S NAME & TITLE(Type or Print) E-MAIL ADDRESS SIGNATURE OF U.S. PERSON DATE TELEPHONE NUMBER							

County of Sacramento

County of Sacramento
Payee Data Record
(REV Apr 2017)

PURPOSE OF FORM

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, payments made to you for real estate transaction.

ARE YOU A RESIDENT OR A NONRESIDENT?

Each corporation, individual/sole proprietor, partnership, estate or trust doing business with the County of Sacramento must indicate their residency status along with their taxpayer identification number.

A nonresident payee can use Franchise Tax Board Form 587 to allocate California source payments and determine if withholding is required. This form must be certified and is valid for the duration of the contract provided there is no material change in the facts. By signing Form 587, the payee agrees to promptly notify the withholding agent of any changes in facts.

If appropriate, attach a completed Franchise Tax Board Form 587 to this form.

A corporation will be considered a "resident" if it has a permanent place of business in California. The corporation has a permanent place of business in California if it is organized and existing under the laws of this state or, if a foreign corporation has qualified to transact intrastate business. A corporation that has not qualified to transact intrastate business (e.g., a corporation engaged exclusively in interstate commerce) will be considered as having a permanent place of business in this state only if it maintains a permanent office in this state that is permanently staffed by its employees.

For individual/sole proprietorship, the term "resident" includes every individual who is in California for other than a temporary or transitory purpose and any individual domiciled in California who is absent for a temporary or transitory purpose. Generally, an individual who comes to California for a purpose which will extend over a long or indefinite period will be considered a resident. However, an individual who comes to perform a particular contract of short duration will be considered a nonresident.

For withholding purposes, a partnership is considered a resident partnership if it has a permanent place of business in California. An estate is considered a California estate, if the decedent was a California resident at the time of death and a trust is considered a California trust if at least one trustee is a California resident.

More information on residency status can be obtained by calling the Franchise Tax Board at the numbers listed below:

From within the United States, call.....1-800-852-5711
From outside the United States, call.....1-916-845-8500
For hearing impaired with TDD, call.....1-800-822-6268

EXEMPTIONS

If you are exempt from backup withholding and/or FATCA reporting, enter in the Exemption box, any code(s) that may apply to you. See Exempt payee code and Exemption from FATCA reporting code on page 3 of IRS Form W-9 (Rev. 8-2013) for the codes.

ARE YOU SUBJECT TO NONRESIDENT WITHHOLDING?

Payments made to nonresident payees, including corporations, individuals, partnerships, estates, and trusts, are subject to withholding. Nonresident payees performing services in California or receiving rent, lease or royalty payments from property (real or personal) located in California will have 7% of their total payments withheld for state income taxes. However, no withholding is required if total payments to the payee are \$1500 or less for the calendar year.

A nonresident payee may request that income taxes be withheld at a lower rate or waived by sending a completed form FRB 588 to the address below. A waiver will generally be granted when a payee has a history of filing California returns and making timely estimated payments. If the payee activity is carried on outside of California or partially outside of California, a waiver or reduced withholding rate may be granted. For more information, contact:

State of California
Franchise Tax Board
Nonresident Withholding Section
Attention: State Agency Withholding Coordinator
P.O. Box 651 Sacramento, CA 95812-0651
Telephone: (916) 845-4900
FAX: (916) 845-4831

WEB SITE: www.ftb.ca.gov

If a reduced rate of withholding or waiver has been authorized by the Franchise Tax board, attach a copy to this form.

ePAYABLE CONTRACT INFORMATION

The County offers electronic payments through ePayables. The benefits to your company include: saving time and money-reduces labor, hassle, expenses and risk associated with checks; enhancing cash flow-expedites the receipt of payments by eliminating mail and paper check float; requires no change to invoice procedures; and electronic payments are more secure and conserves the environment by eliminating printing and mailing paper checks. When you enroll in this payment option, we need a contact name, phone number and email address. It is best to provide a group email address, in case there is a change in your staff. This payment process allows electronic remittance advice to be sent to your group email address detailing invoices that are approved for payment along with dollar amount. If you are interested in participating in this program, please email to ePayables@saccounty.net and include: company name, contact person, email address and phone number.

PRIVACY STATEMENT

Section 7(b) of the Privacy Act of 1974 (Public Law 93-5791) requires that any federal, state, or local governmental agency which requests an individual to disclose his social security account number shall inform that individual whether that disclosure is mandatory or voluntary, by which statutory or other authority such number is solicited, and what uses will be made of it.

The County of Sacramento requires that all parties entering into business transactions that may lead to payment(s) from the County must provide their valid Taxpayer Identification Number (TIN) as required by the State Revenue and Taxation Code, Section 18646 to facilitate tax compliance enforcement activities and to facilitate the preparation of Form 1099 and other information returns as required by the Internal Revenue Code, Section 6109(a). The TIN for an individual and a sole proprietorship is the Social Security Number (SSN). The Internal Revenue Service (IRS) considers a TIN as incorrect if either the name or the number shown on an account does not match a name and number combination in their files or the files of the Social Security Administration (SSA). Section 3406 of the Internal Revenue Code requires that we withhold 28% in tax, called backup withholding, if the correct Payee name/TIN combination is not provided.

It is mandatory to furnish the information required. Federal law requires that payments for which the requested information is not provided be subject to a 28% withholding and state law imposes noncompliance penalties of up to \$20,000.

700 H Street, Room 3650 • Sacramento, CA 95814 • Phone (916) 874-7411 • Fax (916) 874-6182 • email: W9@saccounty.net

County of Sacramento

AUTOMATED CLEARING HOUSE (ACH) PAYMENTS

The County of Sacramento is now offering ACH (Automated Clearing House) payments for all our suppliers, service providers, and business partners.

Please complete each section of the following form including a copy of a voided check or bank authorization letter. The remittance advice will include statement-type information such as invoice numbers, account number, date and dollar amount for invoices.

The benefits to your company include:

- Saving time and money by reducing labor, expenses and risks associated with checks.
- Enhancing cash flow by expediting the receipt of cash and eliminating mail and paper check float.
- Conserving the environment by eliminating the printing and mailing of paper checks and utilizing secure electronic payments.

You may contact our Payment Services Unit at ach@saccounty.net to return the forms electronically or if you have any questions pertaining to this payment option. A thorough verification process will be completed prior to approval of ACH payments and all updates or changes require management authorization. All ACH payments will comply with the security standards of the NACHA Operating Rules. The confidentiality of banking information is secured and stored on our secured network systems.

The County of Sacramento appreciates your products, services, and business relationship. We look forward to providing your company with this new and more efficient payment option.

County of Sacramento is not liable for any overdrafts or other liabilities incurred by a business partner. The County of Sacramento will assume zero overdraft liabilities for this activity.

Authorized Signature: _____ Title: _____

E-Mail Address: _____ Date: _____

700 H Street, Room 3650 • Sacramento, California 95814 • Phone (916) 874-7422 • Fax (916) 874-8454 • Email: ACH@saccounty.net

EXHIBIT C
LEVINE ACT DISCLOSURE STATEMENT

California Government Code § 84308, commonly referred to as the "Levine Act," precludes an Officer of a local government agency from participating in the award of a contract if he or she receives any political contributions totaling more than \$250 in the 12 months preceding the pendency of the contract award, and for three months following the final decision, from the person or company awarded the contract. This prohibition applies to contributions to the Officer, or received by the Officer on behalf of any other Officer, or on behalf of any candidate for office or on behalf of any committee. The Levine Act also requires disclosure of such contributions by a party to be awarded a specified contract. Please refer to the attachment for the complete statutory language.

Current members of the SACOG Board of Directors are:

Karm Bains	Bonnie Gore	David Sander
Krista Bernasconi	Lakhvir Ghag	Michael Saragosa
Gary Bradford	Martha Guerrero	Don Saylor
Chris Branscum	Shon Harris	Jay Schenirer
Pamela Bulahan	Rick Jennings II	Matt Spokely
Trinity Burruss	Paul Joiner	Tom Stallard
Jan Clark-Crets	Patrick Kennedy	Darren Suen
Rich Desmond	Mike Kozlowski	Wendy Thomas
Lucas Frerichs	Rich Lozano	Rick West
Sue Frost	Porsche Middleton	
Jill Gayaldo	Pierre Neu	

1. Have you or your company, or any agent on behalf of you or your company, made any political contributions of more than \$250 to any SACOG Director(s) in the 12 months preceding the date of the issuance of this request for proposal or request for qualifications?

___YES ___NO

If yes, please identify the Director(s): _____

2. Do you or your company, or any agency on behalf of you or your company, anticipate or plan to make any political contributions of more than \$250 to any SACOG Director(s) in the three months following the award of the contract?

___YES ___NO

If yes, please identify the Director(s): _____

Answering yes to either of the two questions above does not preclude SACOG from awarding a contract to your firm. It does, however, preclude the identified Director(s) from participating in the contract award process for this contract.

DATE

(SIGNATURE OF AUTHORIZED OFFICIAL)

(TYPE OR WRITE APPROPRIATE NAME, TITLE)

(TYPE OR WRITE NAME OF COMPANY)

California Government Code Section 84308

- (a) The definitions set forth in this subdivision shall govern the interpretation of this section.
- (1) **"Party"** means any person who files an application for, or is the subject of, a proceeding involving a license, permit, or other entitlement for use.
 - (2) **"Participant"** means any person who is not a party but who actively supports or opposes a particular decision in a proceeding involving a license, permit, or other entitlement for use and who has a financial interest in the decision, as described in Article 1 (commencing with Section 87100) of Chapter 7. A person actively supports or opposes a particular decision in a proceeding if he or she lobbies in person the officers or employees of the agency, testifies in person before the agency, or otherwise acts to influence officers of the agency.
 - (3) **"Agency"** means an agency as defined in Section 82003 except that it does not include the courts or any agency in the judicial branch of government, local governmental agencies whose members are directly elected by the voters, the Legislature, the Board of Equalization, or constitutional officers. However, this section applies to any person who is a member of an exempted agency but is acting as a voting member of another agency.
 - (4) **"Officer"** means any elected or appointed officer of an agency, any alternate to an elected or appointed officer of an agency, and any candidate for elective office in an agency.
 - (5) **"License, permit, or other entitlement for use"** means all business, professional, trade and land use licenses and permits and all other entitlements for use, including all entitlements for land use, all contracts (other than competitively bid, labor, or personal employment contracts), and all franchises.
 - (6) **"Contribution"** includes contributions to candidates and committees in Federal, State, or local elections.
- (b) No officer of an agency shall accept, solicit, or direct a contribution of more than two hundred fifty dollars (\$250) from any party, or his or her agent, or from any participant, or his or her agent, while a proceeding involving a license, permit, or other entitlement for use is pending before the agency and for three months following the date a final decision is rendered in the proceeding if the officer knows or has reason to know that the participant has a financial interest, as that term is used in Article 1 (commencing with Section 87100) of Chapter 7. This prohibition shall apply regardless of whether the officer accepts, solicits, or directs the contribution for himself or herself, or on behalf of any other officer, or on behalf of any candidate for office or on behalf of any committee.
- (c) Prior to rendering any decision in a proceeding involving a license, permit or other entitlement for use pending before an agency, each officer of the agency who received a contribution within the preceding 12 months in an amount of more than two hundred fifty dollars (\$250) from a party or from any participant shall disclose that fact on the record of the proceeding. No officer of an agency shall make, participate in making, or in any way attempt to use his or her official position to influence the decision in a proceeding involving a license, permit, or other entitlement for use pending before the agency if the officer has

willfully or knowingly received a contribution in an amount of more than two hundred fifty dollars (\$250) within the preceding 12 months from a party or his or her agent, or from any participant, or his or her agent if the officer knows or has reason to know that the participant has a financial interest in the decision, as that term is described with respect to public officials in Article 1 (commencing with Section 87100) of Chapter 7. If an officer receives a contribution which would otherwise require disqualification under this section, returns the contribution within 30 days from the time he or she knows, or should have known, about the contribution and the proceeding involving a license, permit, or other entitlement for use, he or she shall be permitted to participate in the proceeding.

- (d) A party to a proceeding before an agency involving a license, permit, or other entitlement for use shall disclose on the record of the proceeding any contribution in an amount of more than two hundred fifty dollars (\$250) made within the preceding 12 months by the party, or his or her agent, to any officer of the agency. No party, or his or her agent, to a proceeding involving a license, permit, or other entitlement for use pending before any agency and no participant, or his or her agent, in the proceeding shall make a contribution of more than two hundred fifty dollars (\$250) to any officer of that agency during the proceeding and for three months following the date a final decision is rendered by the agency in the proceeding. When a closed corporation is a party to, or a participant in, a proceeding involving a license, permit, or other entitlement for use pending before an agency, the majority shareholder is subject to the disclosure and prohibition requirements specified in subdivisions (b), (c), and this subdivision.
- (e) Nothing in this section shall be construed to imply that any contribution subject to being reported under this title shall not be so reported.

For more information, contact the Fair Political Practices Commission, 1102 Q Street, Suite 3000, Sacramento, CA 95811, (916) 322-5660.

EXHIBIT D - SACOG REQUIRED SUPPORTING DOCUMENTATION FOR INVOICES

Type of Expense	Required Supporting Documentation for <u>Sub-Recipient</u> Invoices	Required Supporting Documentation for <u>Contractor/ Sub-Contractor</u> Invoices
Labor Costs	☐ Approved timesheets and/or itemized financial/payroll system report providing: + names + dates + hours worked toward specific tasks/ deliverables + hourly rate	☐ Approved timesheets and/or itemized financial/payroll system report providing: + names + dates + hours worked toward specific tasks/ deliverables + hourly rate
Travel Costs	☐ Travel request approval/details and appropriate documentation for type of travel expense below:	☐ Travel request approval/details and appropriate documentation for type of travel expense below:
Mileage	☐ Date, miles driven, addresses traveled from and to, purpose of travel. ☐ Map preferred.	☐ Date, miles driven, addresses traveled from and to, purpose of travel. ☐ Map preferred.
Meals, Incidentals, Transportation & Lodging	☐ <u>Itemized receipts for all meals/incidentals. Will only reimburse up to state per diem rates.</u> ☐ If any charges are for more than one person, names of all parties and purpose of charge must be provided.	☐ <u>Itemized receipts for all meals/incidentals. Will only reimburse up to state per diem rates.</u> ☐ If any charges are for more than one person, names of all parties and purpose of charge must be provided.
Indirect/Overhead Charge	☐ Approval of indirect rate from cognizant agency	☐ Approval of indirect/overhead rate from cognizant agency or ☐ <u>Form 10-K (Consultant certification of Contract Costs and Financial Management System.)</u>
Meetings Related Expenses	☐ Purpose of meeting, agenda, list of attendees. Typically not eligible for grant reimbursement.	☐ Purpose of meeting, agenda, list of attendees. Typically not eligible for grant reimbursement.
Other Expenses	☐ Detailed receipts	☐ Detailed receipts
In-Kind/Match	☐ Documentation supporting in-kind or other match. ☐ If staff time is used for match, follow "labor costs" documentation requirements. ☐ If other costs are used, follow the rules for other types of expenses and provide details on procurement process used. In order to be allowable for match, any costs incurred must have been procured following same rules SACOG is subject to based on type of grant funding. ☐ If providing actual funds, identify what type of funds are being provided (local, state, federal, federal aid) and/or source of funds (granting agency.)	N/A
Procurement Documentation	☐ Copy of procurement documentation showing compliance with procurement regulations for type of funding passed through.	N/A
Proof of Payment	☐ Copy of cancelled check showing proof of cleared payment	N/A

Signature: 

Email: jmason@sacog.org

SACOG Master Agreement, Cascadia Partners

Final Audit Report

2021-06-15

Created:	2021-06-08
By:	Jay Mason (jmason@sacog.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAfM_i6xf0qR-Jn44ogjVFPahQgUj7pwQV

"SACOG Master Agreement, Cascadia Partners" History

-  Document created by Jay Mason (jmason@sacog.org)
2021-06-08 - 10:32:34 PM GMT- IP address: 71.193.33.95
-  Document emailed to Alex Joyce (alex@cascadia-partners.com) for signature
2021-06-08 - 10:35:27 PM GMT
-  Email viewed by Alex Joyce (alex@cascadia-partners.com)
2021-06-08 - 10:37:35 PM GMT- IP address: 66.249.84.75
-  Document e-signed by Alex Joyce (alex@cascadia-partners.com)
Signature Date: 2021-06-08 - 10:37:48 PM GMT - Time Source: server- IP address: 216.170.174.26
-  Document emailed to Conor Peterson (cpeterson@sacog.org) for signature
2021-06-08 - 10:37:50 PM GMT
-  Email viewed by Conor Peterson (cpeterson@sacog.org)
2021-06-08 - 10:50:00 PM GMT- IP address: 107.77.211.91
-  Document e-signed by Conor Peterson (cpeterson@sacog.org)
Signature Date: 2021-06-09 - 4:11:46 PM GMT - Time Source: server- IP address: 73.12.239.84
-  Document emailed to Osman I. Mufti (omufti@sloansakai.com) for signature
2021-06-09 - 4:11:49 PM GMT
-  Email viewed by Osman I. Mufti (omufti@sloansakai.com)
2021-06-09 - 4:55:58 PM GMT- IP address: 73.48.134.235
-  Document e-signed by Osman I. Mufti (omufti@sloansakai.com)
Signature Date: 2021-06-09 - 5:03:58 PM GMT - Time Source: server- IP address: 73.48.134.235
-  Document emailed to James Corless (rgarcia@sacog.org) for signature
2021-06-09 - 5:04:00 PM GMT

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2021-06-09 - 11:42:17 PM GMT- IP address: 104.220.180.12

 Document e-signed by James Corless (rgarcia@sacog.org)

Signature Date: 2021-06-15 - 1:03:40 PM GMT - Time Source: server- IP address: 73.150.179.12

 Document emailed to Jay Mason (jmason@sacog.org) for signature

2021-06-15 - 1:03:43 PM GMT

 Email viewed by Jay Mason (jmason@sacog.org)

2021-06-15 - 3:35:43 PM GMT- IP address: 71.193.33.95

 Document e-signed by Jay Mason (jmason@sacog.org)

Signature Date: 2021-06-15 - 3:39:36 PM GMT - Time Source: server- IP address: 71.193.33.95

 Agreement completed.

2021-06-15 - 3:39:36 PM GMT

Signature:

Email: jmason@sacog.org

CITY OF YUBA CITY
STAFF REPORT

Date: March 1, 2022
To: Honorable Mayor & Members of the City Council
From: Finance/IT Department
Presentation By: Spencer Morrison, Finance Director

Summary

Subject: Clarification of the Custodial Services Bid (FB22-05) Awardee
Recommendation: Adopt a Resolution to clarify that the bid award for FB22-05 was intended for Valley Commercial Cleaning and once the vendor changes their name to "VALCO Cleaning, Inc." and provides the appropriate documentation that it is Department of Industrial Relations and bid specification compliant, the City Manager is authorized to amend the agreement to add "VALCO Cleaning, Inc." and remove Valley Commercial Cleaning from the contract
Fiscal Impact: No additional fiscal impact to the previously awarded Formal Bid (FB22-05)

Purpose:

To clarify the Formal Bid (FB 22-05) award for custodial services that was intended to be awarded to Valley Commercial Cleaning.

Council's Strategic Goal:

This item addresses two of the City Council's Strategic Goals including fiscal responsibility and business friendly.

Background:

The City recently conducted FB22-05 to procure custodial services for the Senior Center, Gauche Aquatic Park, and Sutter Animal Services Authority. The bid was awarded to "VALCO Cleaning, Inc.," which was noted to formerly be Valley Commercial Cleaning, and was approved at the January 18, 2022 City Council meeting. Valley Commercial Cleaning submitted the bid documents and were recommended for the award. Before the award date, Valley Commercial Cleaning filed to incorporate their business. This caused a miscommunication when it came to the name of the business that the bid should be awarded to, and delays in the incorporation process have affected agreement timing.

Analysis:

The Finance Department worked with the City Attorney and Department of Industrial Relations (DIR) to clear up questions regarding the bid award, licenses, and incorporation process that took place. Per the DIR, Valley Commercial Cleaning is in full compliance with their requirements and is able to provide custodial services in the State of California.

Valley Commercial Cleaning participated in the bid process, provided all of the required bid items to the City, and was ultimately recommended for the award. The timing of the incorporation process for Valley Commercial Cleaning created a misunderstanding with the name of the awardee and the corporate entity at the time of the execution of the agreement. To address this issue, the City Attorney and Finance staff concluded that clarification that the formal bid award is intended for "Valley Commercial Cleaning", and then "VALCO Cleaning, Inc." once the incorporation process is complete. Once this is done, and the new entity is DIR and bid specification compliant, Staff are requesting the City Manager be authorized to amend the agreement to add "VALCO Cleaning, Inc." and remove "Valley Commercial Cleaning" from the agreement.

Fiscal Impact:

No additional fiscal impact to the previously awarded Formal Bid (FB22-05).

Alternatives:

- 1) Deny the Resolution
- 2) Begin a new formal bid process

Recommendation:

Adopt a Resolution to clarify that the bid award for FB22-05 was intended for Valley Commercial Cleaning and once the vendor changes their name to "VALCO Cleaning, Inc." and provides the appropriate documentation that it is DIR and bid specification compliant, the City Manager is authorized to amend the agreement to add "VALCO Cleaning, Inc." and remove Valley Commercial Cleaning from the contract.

Attachments:

1. Resolution - FB22-05 Awardee Clarification

Prepared By:

Kevin Rivera
Accountant I

Submitted By:

Diana Langley
City Manager

ATTACHMENT 1

RESOLUTION NO. ____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
CLARIFYING THE AWARDEE AND STANDARD AGREEMENT OF FB22-05
WAS INTENDED FOR VALLEY COMMERCIAL CLEANING UNTIL THEIR
INCORPORATION IS COMPLETE AND WILL THEN CONDUCT BUSINESS
AS VALCO CLEANING, INC.**

WHEREAS, Formal Bid (FB)22-05 was previously conducted and awarded to VALCO Cleaning, Inc., on January 18, 2022; and

WHEREAS, Valley Commercial Cleaning had submitted the bid and other materials for the project; and

WHEREAS, just before the award of the bid, Valley Commercial Cleaning filed to incorporate their business and stated their new entity name would be "VALCO Cleaning, Inc."; and

WHEREAS, some confusion was caused due to the situation with the awardee name, and Finance staff worked with the Department of Industrial Relations and the City Attorney to clarify the incorporation and licensing process needed from the awardee to properly conduct business; and

WHEREAS, the Department of Industrial Relations confirmed that Valley Commercial Cleaning is properly licensed to conduct business in the State of California; and

WHEREAS, staff recommends adopting a resolution to clarify that the FB22-05 award and agreement were both intended for Valley Commercial Cleaning and once the vendor provides the appropriate documentation that they are DIR and bid specification compliant, then the City Manager is authorized to amend the agreement to add "VALCO Cleaning, Inc." and remove "Valley Commercial Cleaning" from the agreement

NOW, THEREFORE, the City Council of the City of Yuba City does resolve as follows:

1. The City Council of Yuba City finds that the previously awarded formal bid, FB22-05, was initially intended for "Valley Commercial Cleaning," and once the vendor's name changes to "VALCO Cleaning, Inc." and provides the appropriate documentation that is DIR and bid specification compliant, the City Manager is authorized to amend the agreement to add "VALCO Cleaning, Inc." and remove Valley Commercial Cleaning from the contract.
2. This Resolution shall take effect immediately.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 1st day of March, 2022.

AYES:

NOES:

ABSENT:

Dave Shaw, Mayor

ATTEST:

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM:
COUNSEL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

CITY OF YUBA CITY
STAFF REPORT

Date: March 1, 2022
To: Honorable Mayor & Members of the City Council
From: Council and Board
Presentation By: Dave Shaw

Summary

Subject: Appointments to the City of Yuba City Senior Commission
Recommendation: Approve the Recommendations for Appointment of Four (4) Members to the Senior Commission
Fiscal Impact: None

Purpose:

To fill scheduled vacancies on the Yuba City Senior Commission.

Background:

The application and selection process for upcoming vacancies on the Senior Commission is complete. The following appointments are recommended:

Commission	Name	Term Ending
Senior Commission	John Boyer (Incumbent)	2/27/2026
Senior Commission	Tanna Thomas (Incumbent)	2/27/2026
Senior Commission	Michael McFarlane	2/27/2026
Senior Commission	Pam Epley	2/27/2026

Fiscal Impact:

None

Recommendation:

Approve the appointment recommendations of John Boyer, Tanna Thomas, Michael McFarlane, and Pam Epley to the Senior Commission.

Attachments:

None

Prepared By:
Ciara Wakefield
City Clerk Administrator

Submitted By:
Diana Langley
City Manager

CITY OF YUBA CITY
STAFF REPORT

Date: March 1, 2022
To: Honorable Mayor & Members of the City Council
From: Administration Department
Presentation By: Diana Langley, City Manager

Summary

Subject: Blue Zones Project
Recommendation: A. Accept a presentation on the Blue Zones Yuba Sutter Project, and
B. Adopt a Resolution affirming support for the Blue Zones Project and appointing a representative to serve on the Blue Zones Project Yuba Sutter Steering Committee
Fiscal Impact: None

Purpose:

To support the Blue Zones Project to improve the overall well-being of the residents of Yuba City.

Council's Strategic Goal:

This item supports Council's overarching goal of improving the Quality of Life for Yuba City residents.

Background:

In 2004, Dan Buettner, an explorer, National Geographic fellow, and award-winning journalist, teamed with National Geographic, the National Institute on Aging, and the world's best longevity researchers to identify five pockets around the world where people lived measurably better and longer lives. These areas were dubbed "Blue Zones", and researchers found nine specific traits, known as the Power 9, that lead to longer, healthier, and happier lives.

In 2009, Blue Zones, LLC worked in partnership with AARP and the United Health Foundation to apply the Power 9 principles to Alber Lea, Minnesota. After one year, participants added nearly 2.9 years to their average lifespan. Since the pilot program in Minnesota, Blue Zones Project has expanded to numerous communities across North America, including the Yuba-Sutter area.

The Yuba Sutter Blue Zones Project is a community-wide, evidence-based approach that seeks to improve the well-being of the community by applying best practices to encourage healthy choices through built environment, food, and tobacco policy change; environmental changes within worksites, schools, restaurants, grocery stores, and faith/civic organizations; and engagement activities that

promote social support for healthy behaviors, volunteering, and purpose.

Analysis:

Blue Zone Project communities have Steering Committees, which include members of the business community, healthcare, schools, restaurants/grocery stores, and government. Steve Kroeger, the Executive Director for Blue Zones Project Yuba-Sutter, has requested that the City consider appointing a representative to the Steering Committee. Mayor Shaw is recommending the appointment of Anthony Kurlan as the Yuba City representative. Mr. Kurlan has a long history of participating on various City Boards and Commissions including the Senior Commission and the Personnel Board.

Fiscal Impact: None

Alternatives:

1. Do not appoint a representative to the Steering Committee.
2. Appoint a City Councilmember or staff person to the Steering Committee.

Recommendation:

- A. Accept a presentation on the Blue Zones Yuba Sutter Project, and
- B. Adopt a Resolution affirming support for the Blue Zones Project and appointing a representative to serve on the Blue Zones Project Yuba Sutter Steering Committee.

Attachments:

1. Attachment 1 - Reso - Blue Zones

Prepared By:
Diana Langley
City Manager

Submitted By:
Diana Langley
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
AFFIRMING SUPPORT FOR THE BLUE ZONES PROJECT AND APPOINTING A
REPRESENTATIVE TO SERVE ON THE BLUE ZONES PROJECT YUBA SUTTER
STEERING COMMITTEE**

WHEREAS, improving the overall well-being of the residents of Yuba City will improve productivity, lower healthcare costs, and improve the economy; and

WHEREAS, rates of obesity and healthcare costs have increased significantly and employers cite health and well-being as a concern with employees; and

WHEREAS, Blue Zones are communities that have been identified as having populations that live measurably longer, happier lives with lower rates of chronic diseases and a higher quality of life than the average; and

WHEREAS, the 89th US Conference of Mayors passed a resolution supporting Blue Zones Community Wellbeing Initiatives; and

WHEREAS, In January of 2021 the Office of the Surgeon General and the United States Department of Health and Human Services released a Community Health and Economic Prosperity report that raised awareness to business leaders of the advantage of investing in community health for the health of their businesses and the health of their local economy. The report shows the return on investment in community well-being is economic development including more prosperity and happiness for individuals, organizations, and the community at large; and

WHEREAS, the Yuba Sutter Blue Zones Project is a community-wide, evidence-based approach that seeks to improve the well-being of communities by applying best practices to make the healthy choice the easy choice through built environment, food, and tobacco policy change; environmental changes within worksites, schools, restaurants, grocery stores, and faith/civic organizations; and engagement activities that promote social support for healthy behaviors, volunteering, and purpose.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Yuba City recognizes and supports the Blue Zones Project and urges staff to recognize and lend appropriate support to the Blue Zones Project so that the entirety of Yuba City may become a Blue Zone where residents live measurably longer and happier lives.

BE IT FURTHER RESOLVED that the City Council of the City of Yuba City appoints Anthony Kurlan to serve on the Yuba Sutter Blue Zones Project Steering Committee.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 1st day of March, 2022.

AYES:

NOES:

ABSENT:

Dave Shaw, Mayor

ATTEST:

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon L. Chaffin, City Attorney
Aleshire & Wynder, LLP

CITY OF YUBA CITY
STAFF REPORT

Date: March 1, 2022
To: Honorable Mayor & Members of the City Council
From: Public Works Department
Presentation By: Kevin Bradford, Deputy Public Works Director - Engineering

Summary

Subject: Bridge Street Widening – Gray Avenue to Cooper Avenue Project (Award for Construction and Construction Management)

Recommendation: Adopt a Resolution which takes the following actions:

- A. Rejects bid protest submitted by All-American Construction and awards a construction contract to Baldwin Contracting Company, DBA Knife River Construction, of Chico, CA in the amount of their total bid of \$8,054,003.00 and authorize the City Manager to execute the contract on behalf of the City, subject to review and approval as to legal form by the City Attorney
- B. Awards a Professional Services Agreement to Knight CM Group of Gold River, CA for Construction Management and Inspection Services in the amount of \$814,441.82 and authorize the City Manager to execute the contract on behalf of the City, subject to material terms, subject to Caltrans Internal Office of Audits and Investigations approval, subject to review and approval as to legal form by the City Attorney, and with the finding that it is in the best interest of the City
- C. Awards a Professional Services Agreement to The Solis Group of Pasadena, CA for Labor Compliance Services in the amount of \$29,004.00, subject to material terms, with the finding that it is in the best interest of the City
- D. Authorizes Amendment No. 1 to the Professional Services Agreement with MHM Engineering of Marysville, CA for Engineering Services During Construction in the amount of \$59,337.00, subject to material terms, with the finding that it is in the best interest of the City
- E. Authorizes the Finance Director to make a supplemental appropriation in the amount of \$1,732,795.00 from unallocated Transportation Development Act funds to CIP Account No. 911187 (Bridge Street Widening)
- F. Authorizes the Finance Director to make a budget transfer in the amount of \$2,277,091.00 from CIP Account No. 921255 (Road Maintenance and Rehabilitation Account) to CIP Account No. 921187 (Bridge Street

Widening)

- G. Authorizes the Finance Director to make a budget transfer in the amount of \$98,000.00 from 981229 (Capitalization Fund) to CIP Account No. 981187 (Bridge Street Widening) for wastewater improvements
- H. Authorizes the Finance Director to make a budget transfer in the amount of \$677,000.00 from 971092 (Water Line Extension & Distribution Piping Enhancements) to CIP Account No. 971187 (Bridge Street Widening) for water improvements

Fiscal Impact: \$10,224,886 – Total Project Cost – Account No. 1187 (Bridge Street Widening)
 \$8,054,003.00 – Contract Award Amount
 \$1,208,100.00 – Construction Contingency (15%)
 \$ 962,783.00 – Construction Management (12%)

Purpose:

To facilitate the widening of Bridge Street to four lanes between State Route 99 east to the 5th Street Bridge in accordance with the General Plan.

Council's Strategic Goal:

This project addresses the City Council's Strategic Goal of improving the City's infrastructure.

Background:

The City proposes to widen Bridge Street between Gray Avenue and Cooper Avenue from a two-lane roadway to a four-lane complete streets facility. This is the next segment of a multi-phased project to complete the entire Bridge Street corridor from State Route 99 to State Route 70, connecting Yuba City and Marysville. The project includes a bicycle pathway, raised landscape median, new synchronized traffic signals, and dedicated ADA-accessible sidewalks and crosswalks for pedestrians.

The project removes an extremely congested bottleneck and facilitates east-west movement of goods and people through the cities of Yuba City and Marysville. The project also provides new active transportation options for the residents of Yuba City, Marysville, Sutter County, and Yuba County.

In June 2020, the City applied for and was eventually awarded \$2.8 million in Local Partnership Program funding for the project through the California Transportation Commission (CTC).

Analysis:

Construction Contract

The Bridge Street Widening – Gray Avenue to Cooper Avenue project was advertised for bids beginning December 22, 2021. Plans and specifications were provided to local builder/contractor exchanges. On February 1, 2022, four (4) bids were received and opened by the City Clerk. A list of the bids received and the Engineer's Estimate are shown below:

Company	Total Bid
Knife River Construction, Chico	\$8,054,003.00
All-American Construction, Live Oak	\$8,114,302.50
Lamon Construction Co., Inc., Yuba City	\$8,446,306.65
McGuire and Hester, Sacramento	\$8,900,045.00
<i>Engineer's Estimate</i>	<i>\$6,443,765.00</i>

Baldwin Contracting Company, DBA Knife River Construction, of Chico, CA is the low, responsible, and responsive bidder.

The City received a bid protest from All-American Construction (Attachment 2). The protest asserts that Knife River Construction failed to list in the bid proposal a subcontractor that is performing work in the amount of more than one-half of one percent of the overall bid amount, as required by the bid documents and the Public Contract Code. Knife River Construction provided a response to the bid protest (Attachment 3) documenting that their subcontractor is not performing work in excess of the statutory amount that would require the subcontractor to be listed in the bid proposal. Staff has responded to All-American Construction advising that rejection of the bid protest will be recommended to Council at this meeting (Attachment 4). Therefore, staff recommends that the City Council reject the bid protest and award the contract to Knife River Construction since it remains the lowest responsible and responsive bidder.

Bids for the project came in over estimates by a significant amount (25%). From reviewing the bid information and discussions with contractors, the price was affected by a few main components:

- The project is not an easy project to build with temporary traffic signals being required and high traffic use adjacent to residences.
- The underground work has significant potential risks due to potential conflicts with existing utilities.
- Materials prices for traffic signals, street lights, piping, and block walls have increased dramatically.

The roadway improvements have been identified as a high priority by Council to repair the roadway and establish four lanes throughout the corridor between Yuba City and Marysville, now that the 5th Street Bridge has been completed.

Staff has analyzed the project bids. Due to the factors associated with the bid, staff feels that rejecting the bid and delaying the project may not yield a price reduction without drastically modifying the project scope. Additionally, due to the poor state of the roadway, traffic signals, and utilities, the work is very much intertwined, making it difficult to reduce the project scope without eliminating desired design enhancements.

To move the project forward with the current design, staff recommends that upon award the City work with the Contractor to value engineer the project to recover any potential costs that will not negatively

impact the theme of the project.

Construction Management, Inspection, and other Services During Construction

The Bridge Street Widening – Gray Avenue to Cooper Avenue project construction contract amount is over \$8 million. A project of this magnitude requires significant construction management and inspection staffing to oversee the construction process, assure that City, State, and Federal standards are adhered to, and to represent the City against potential construction claims. The construction management and inspection needs of this project exceed City staffing levels by a large margin, especially considering all of the other planned capital improvement, development projects, and encroachment permits.

On December 17, 2021, Public Works staff issued a Request for Proposals (RFP) for Construction Management and Inspection Services. On January 21, 2022, proposals were received from Knight CM Group of Gold River, CA and from Psomas of Roseville, CA. A team comprised of Engineering Division staff members from the City and the design engineer, MHM, Inc., evaluated the proposals. While both firms are highly qualified construction management and inspection companies, Knight CM Group was unanimously ranked as the most qualified consultant to perform the work. The team determined that interviews of the top-ranked consultants were not necessary in this case given Knight CM Group's consistent high rank amongst the panel, excellent reference check results, and past performance on the City's 5th Street Bridge Replacement Project.

Staff evaluated Knight CM Group's sealed cost proposal and determined that the direct costs, indirect costs, and profits were all reasonable and consistent with State requirements. Labor rates for key staff members proposed by Knight CM Group were found to be cost competitive. The City will be billed for actual costs. Caltrans' Independent Office of Audits and Investigations must review the cost proposal, along with other related contract documents, to issue a Conformance Letter for the proposed Professional Services Agreement. Staff is requesting Council approval of the Professional Services Agreement subject to Caltrans approval in order to expedite pre-construction related consultant activities. In accordance with Federal requirements, specifically 23 CFR Part 172, the City is not allowed to evaluate other consultant cost proposals unless an agreement cannot be reached with the top-ranked consultant.

Contract administration will be performed by Public Works Department staff. Staff recommends contracting with the City's approved professional labor compliance consultant, The Solis Group (Solis), for said services. Additionally, the City's design engineer, MHM, Inc., will need to respond to requests for information from the Contractor and Knight CM Group, as well as provide other similar services during construction. Staff is requesting an amendment to the Professional Services Agreement for MHM, Inc. to accommodate these services.

Project construction is expected to begin in Spring 2022, weather permitting, and continue through at least the end of 2022.

Fiscal Impact:

The estimated total construction cost for the project is approximately \$10,224,886, which consists of the following components:

Construction Contract:	\$8,054,003
Construction Contingency (15%):	\$1,208,100
Construction Management (12%):	\$962,783
Total:	\$10,224,886

The Construction Management subtotal consists of \$814,442 to Knight CM Group for construction management and inspection tasks, \$29,004 for The Solis Group to provide labor compliance services, and \$59,337 for MHM, Inc. to provide design services during construction, and \$80,000 for City staff to administer the overall construction activities.

The project will be funded through CIP Account No. 1187 (Bridge Street Widening). Currently Account No. 1187 has a balance of \$5.44 million, including \$2.81 million in Local Partnership Program grant funding from the California Transportation Commission with the balance consisting of Development Impact Fee funds. To facilitate funding of the project, staff recommends utilizing the following available funding sources to fund the project appropriately:

• Local Partnership Program grant	\$2,810,000
• Development Impact Fees	\$2,630,000
• Transportation Development Act	\$1,732,795
• Road Maintenance and Rehab Account	\$2,277,091
• Sewer	\$98,000
• Water	\$677,000

Staff is requesting authorization for the City Finance Department to make the necessary budget updates to fund CIP Account No. 1187 (Bridge Street Widening) to the total estimated project cost of \$10.2 million.

Environmental:

A mitigated negative declaration was prepared and adopted on April 6, 2021 for the Bridge Street Widening – Gray Avenue to Cooper Avenue project, which assessed potential environmental impacts of the entire project as required by the California Environmental Quality Act (CEQA). There has not been any substantial new information acquired nor changes to the project since it was evaluated, and no further evaluation for this portion of the project is required under CEQA.

Alternatives:

1. Do not award the contract and reject all bids. State grant funding requires the contract to be awarded by June 2022.
2. Modify the work scope to delete landscaping or other aesthetic items of work.
3. Utilize American Rescue Plan Act (ARPA) funds to cover the wastewater and water improvements.

Recommendation:

Adopt a Resolution which takes the following actions:

- A. Rejects bid protest submitted by All-American Construction and awards a construction contract to Baldwin Contracting Company, DBA Knife River Construction, of Chico, CA in the amount of their total bid of \$8,054,003.00 and authorize the City Manager to execute the contract on behalf of the City, subject to review and approval as to legal form by the City Attorney.
- B. Awards a Professional Services Agreement to Knight CM Group of Gold River, CA for Construction Management and Inspection Services in the amount of \$814,441.82 and authorize the City Manager to execute the contract on behalf of the City, subject to material terms, subject to Caltrans Internal Office of Audits and Investigations approval, subject to review and approval

as to legal from by the City Attorney, and with the finding that it is in the best interest of the City.

- C. Awards a Professional Services Agreement to The Solis Group of Pasadena, CA for Labor Compliance Services in the amount of \$29,004.00, subject to material terms, with the finding that it is in the best interest of the City.
- D. Authorizes Amendment No. 1 to the Professional Services Agreement with MHM Engineering of Marysville, CA for Engineering Services During Construction in the amount of \$59,337.00, subject to material terms, with the finding that it is in the best interest of the City.
- E. Authorizes the Finance Director to make a supplemental appropriation in the amount of \$1,732,795.00 from unallocated Transportation Development Act funds to CIP Account No. 911187 (Bridge Street Widening).
- F. Authorizes the Finance Director to make a budget transfer in the amount of \$2,277,091.00 from CIP Account No. 921255 (Road Maintenance and Rehabilitation Account) to CIP Account No. 921187 (Bridge Street Widening).
- G. Authorizes the Finance Director to make a budget transfer in the amount of \$98,000.00 from 981229 (Capitalization Fund) to CIP Account No. 981187 (Bridge Street Widening) for wastewater improvements.
- H. Authorizes the Finance Director to make a budget transfer in the amount of \$677,000.00 from 971092 (Water Line Extension & Distribution Piping Enhancements) to CIP Account No. 971187 (Bridge Street Widening) for water improvements.

Attachments:

- 1. Resolution - Bridge Street Widening – Gray Avenue to Cooper Avenue Project (Award)
- 2. Exhibit A – (Draft) Agreement – Contract 21-01
- 3. Exhibit B – Knight CM Group (Draft) Professional Services Agreement
- 4. Bid Protest - All-American Construction
- 5. Bid Protest Response - Knife River Construction
- 6. Bid Protest Response - City

Prepared By:

Kevin Bradford
Deputy Public Works Director - Engineering

Submitted By:

Diana Langley
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
AWARDING A CONSTRUCTION CONTRACT TO BALDWIN CONTRACTING COMPANY, DBA
KNIFE RIVER CONSTRUCTION IN THE AMOUNT OF THEIR TOTAL BID \$8,054,003.00,
AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT ON BEHALF OF THE
CITY, SUBJECT TO REVIEW AND APPROVAL AS TO LEGAL FORM BY THE CITY ATTORNEY,
AWARDING A PROFESSIONAL SERVICES AGREEMENT FOR CONSTRUCTION
MANAGEMENT AND INSPECTION SERVICES TO KNIGHT CM GROUP IN THE AMOUNT OF
\$814,441.82, AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT ON
BEHALF OF THE CITY, AWARDING A PROFESSIONAL SERVICES AGREEMENT FOR LABOR
COMLIANCE SERVICES TO THE SOLIS GROUP IN THE AMOUNT OF \$29,004.00, AWARDING
AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH MHM, INC. FOR
ENGINEERING SERVICES DURING CONSTRUCTION IN THE AMOUNT OF \$59,337.00, AND
AUTHORIZING THE FINANCE DIRECTOR TO MAKE NECESSARY APPROPRIATIONS AND
BUDGET TRANSFERS FROM VARIOUS ACCOUNTS TO FUND THE BRIDGE STREET
WIDENING – GRAY AVENUE TO COOPER AVENUE PROJECT (21-01)**

WHEREAS, the City of Yuba City (City) advertised for bids for the City's Bridge Street Widening – Gray Avenue to Cooper Avenue Project (Project); and

WHEREAS, in response to the advertisement, the City received four (4) bids for the Project in the following bid amounts:

Knife River Construction	\$8,054,003.00
All-American Construction, Inc.	\$8,114,302.50
Lamon Construction Co., Inc.	\$8,446,306.65
McGuire and Hester	\$8,900,045.00; and

WHEREAS, the City Public Works Department has reviewed the four (4) bids, and examined Knife River Construction and its bid response, found it to be both the lowest qualified responsive and responsible bidder, and has recommended it for award of this project; and

WHEREAS, the City received a bid protest from All-American Construction challenging the responsiveness of Knife River Construction's bid. The protest asserts that Knife River Construction failed to list in the bid proposal a subcontractor that is performing work in the amount of more than one-half of one percent of the overall bid amount, as required by the bid documents and the Public Contract Code. Knife River Construction provided a response to the bid protest documenting that their subcontractor is not performing work in excess of the statutory amount that would require the subcontractor to be listed in the bid proposal; and

WHEREAS, a mitigated negative declaration was prepared and adopted for the Project which assessed potential environmental impacts of the entire project as required by the California Environmental Quality Act (CEQA). There has not been any substantial new information acquired nor changes to the project since it was evaluated, and no further evaluation for this portion of the project is required under CEQA; and

WHEREAS, the City desires to award the bid to Knife River Construction and enter into an agreement with Knife River Construction to construct the Project; and

WHEREAS, the City desires to award a contract for construction management and inspection services to Knight CM Group of Gold River, CA in the amount of \$814,441.82 to ensure construction complies with funding requirements and project specifications; and

WHEREAS, the City desires to award a contract for labor compliance services to The Solis Group of Pasadena, CA in the amount of \$29,004.00; and

WHEREAS, the City desires to amend the existing contract with MHM, Inc. of Marysville, CA in the amount of \$59,337.00 to provide engineering services during construction.

NOW, THEREFORE, be it resolved by the City Council of the City of Yuba City as follows:

1. The City Council finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.
2. The City Council of the City of Yuba City does hereby accept the four (4) bids received as noted above. In response to the bid protest filed by All-American Construction, the City Council makes the following findings:
 - (a) Knife River Construction has submitted the lowest bid;
 - (b) Knife River Construction has substantially complied with all bid requirements and the City Council is not aware of any evidence supporting the bid protest filed by All-American Construction; and
 - (c) Knife River Construction has the trustworthiness, quality, fitness, and capacity to satisfactorily perform the work.
3. On the basis of the findings in Section 2, the City Council further finds that Knife River Construction is the lowest responsive and responsible bidder, rejects the bid protest submitted by All-American Construction, and awards the construction contract to Knife River Construction in the total amount bid of \$8,054,003.00 for the Bridge Street Widening – Gray Avenue to Cooper Avenue Project. Said contract agreement shall substantially comply with the terms and conditions presented in the draft agreement attached to this Resolution, shall be subjected to review and approval as to legal form by the City Attorney, and the City Manager shall be authorized to execute the same on behalf of the City of Yuba City.
4. The City Council of the City of Yuba City awards a professional services agreement for construction and inspection services to Knight CM Group of Gold River, CA in the amount of \$814,441.82. Said agreement shall substantially comply with the terms and conditions presented in the draft agreement attached to this Resolution, shall be subjected to review and approval as to legal form by the City Attorney, and the City Manager shall be authorized to execute the same on behalf of the City of Yuba City subject to Caltrans Internal Office of Audits and Investigations approval.
5. The City Council of the City of Yuba City awards a professional services agreement for labor compliance services to The Solis Group of Pasadena, CA in the amount of \$29,004.00, with a finding that it is in the City's best interest.
6. The City Council of the City of Yuba City amends the professional services agreement with MHM, Inc. of Marysville, CA in the amount of \$59,337.00 to provide engineering services during

construction.

7. The City Council of the City of Yuba City authorizes the Finance Director to make a supplemental appropriation in the amount of \$1,732,795.00 from unallocated Transportation Development Act funds to CIP Account No. 911187.
8. The City Council of the City of Yuba City authorizes the Finance Director to make a budget transfer in the amount of \$2,277,091.00 from CIP Account No. 921255 (RMRA) to CIP Account No. 921187.
9. The City Council of the City of Yuba City authorizes the Finance Director to make budget transfer in the amount of \$98,000.00 from 981229 (Capitalization Fund) to CIP Account No. 981187.
10. The City Council of the City of Yuba City authorizes the Finance Director to make budget transfer in the amount of \$677,000.00 from 971092 (Water Line Extension & Distribution Piping Enhancements) to CIP Account No. 971187.
11. This Resolution shall become effective immediately.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 1st day of March, 2022.

AYES:

NOES:

ABSENT:

Dave Shaw, Mayor

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

Attachment(s):

- A. Exhibit A – (Draft) Agreement – Contract 21-01
- B. Exhibit B – (Draft) Knight CM Group Professional Services Agreement

EXHIBIT A

**CITY OF YUBA CITY
PUBLIC WORKS DEPARTMENT**

CONTRACT AGREEMENT

**BRIDGE STREET WIDENING - GRAY AVENUE TO COOPER AVENUE
CONTRACT NO. 21-01**

THIS AGREEMENT, made and concluded this ____ day of _____, 20____, between the City of Yuba City, party of the first part, and **Baldwin Contracting Company, dba Knife River Construction**, Contractor, party of the second part.

ARTICLE I. – WITNESSETH, that for and in consideration of the payments and agreements hereinafter mentioned to be made and performed by the said party of the first part under the conditions expressed in the two bonds bearing even date with these presents and hereunto annexed, the said party of the second part agrees with the said party of the first part, at his own proper cost and expense, to do all the work and furnish all the materials, except such as are mentioned in the specifications to be furnished by said party of the first part, necessary to construct and complete in a good, workmanlike and substantial manner and to the satisfaction of the Public Works Department, construction on various roads, all in accordance with the Special Provisions hereto annexed and also in accordance with the Standard Specifications of the State of California Department of Transportation dated 2018, the Standard Plans dated 2018, the “Labor Surcharge” and “Equipment Rental Rates” in effect on the date the work is accomplished, and the “General Prevailing Wage Rates” of the State of California Department of Transportation, which said Special Provisions, Standard Plans, Standard Specifications are hereby specially referred to and by such reference made a part hereof.

The Special Provisions and the project plans for the work to be done are entitled:

BRIDGE STREET WIDENING - GRAY AVENUE TO COOPER AVENUE

Which are hereby made part of this contract.

ARTICLE II. – The said Contractor agrees to receive and accept the following prices as full compensation for furnishing all materials and for doing all the work contemplated and embraced in this Agreement; also for all loss or damage arising out of the nature of the work aforesaid, or from the action of the elements, or from any unforeseen difficulties or obstructions which may arise or be encountered in the prosecution of the work until its acceptance by the City of Yuba City and for all risks of every description connected with the work; also for all expenses incurred by or in consequence of the suspension or discontinuance of work and for well and faithfully completing the work, and the whole thereof, in the manner and according to the plans and specifications and the requirements of the Engineer under them, to wit.

ARTICLE III. – The said party of the first part hereby promises and agrees with the said Contractor to employ, and does hereby employ, the said Contractor to provide the materials and to do the work according to the terms and conditions herein contained and

referred to, for the prices hereinafter set forth, and hereby contracts to pay the same at the time, in the manner and upon the conditions above set forth; and the said parties for themselves, their heirs, executors, administrators, successors and assigns, do hereby agree to the full performance of the covenants herein contained.

ARTICLE IV. – By my signature hereunder, as Contractor, I certify that I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for Workers Compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work of this contract.

ARTICLE V. – It is further expressly agreed by and between the parties hereto that should there be any conflict between the terms of this instrument and the bid or proposal of said Contractor, then this instrument shall control and nothing herein shall be considered as an acceptance of the said terms of said proposal conflicting herewith.

ARTICLE VI. – The City of Yuba City hereby employs Contractor to provide material and to do the work according to the terms and conditions herein contained and referred to for the following prices to be paid at the time, in the manner and upon the conditions hereinafter set forth.

ARTICLE VII. – The improvement contemplated in the performance of this contract is an improvement over which the City of Yuba City shall exercise general supervision.

ARTICLE VIII. – The statement of prevailing wages appearing in the General Prevailing Wage Rates is hereby specifically referred to and by this reference is made a part of this contract. It is further expressly agreed, by and between the terms of this instrument and the bid or proposal of said Contractor, that this instrument shall control and nothing herein shall be considered as an acceptance of the said terms of said proposal conflicting herewith.

**BRIDGE STREET WIDENING - GRAY AVENUE TO COOPER AVENUE
CONTRACT NO. 21-01**

Item No.	Item Description	Estimated Quantity	Unit	Unit Price (\$/Unit)	Amount (\$)
1	Mobilization/Demobilization	1	LS	\$ 100,000.00	\$ 100,000.00
2	Traffic Control	1	LS	\$ 150,000.00	\$ 150,000.00
3	Construction Area Signs	1	LS	\$ 6,000.00	\$ 6,000.00
4	Roadway Excavation (Includes Concrete / Asphalt Removal, other than cold planing/grinding, and Subgrade Compaction)	9,685	CY	\$ 30.00	\$ 290,550.00
5	Roadway Subgrade Reinforcement TRIAX TX7 Geogrid	16,680	SY	\$ 7.00	\$ 116,760.00
6	Remove Concrete Sidewalk, Curb, & Gutter	24,850	SF	\$ 5.00	\$ 124,250.00

7	Class 2 Aggregate Base	12,110	TON	\$ 40.00	\$ 484,400.00
8	Asphalt Concrete (HMA Type A)	6,430	TON	\$ 118.00	\$ 758,740.00
9	Minor Concrete (Barrier Curb and Gutter, YC ST4)	3,750	LF	\$ 55.00	\$ 206,250.00
10	Minor Concrete (6 Inch Curb, YC ST5)	2,080	LF	\$ 40.00	\$ 83,200.00
11	Minor Concrete (Sidewalks 6.0' wide, YC ST9)	25,250	SF	\$ 11.00	\$ 277,750.00
12	Class 2 Aggregate Base (under sidewalk)	760	TON	\$ 85.00	\$ 64,600.00
13	Minor Concrete (Standard Driveway, YC ST10)	14	EA	\$ 3,500.00	\$ 49,000.00
14	Minor Concrete (Heavy Duty Driveway, YC ST11)	2	EA	\$ 5,000.00	\$ 10,000.00
15	Cold Plane Asphalt / Concrete (Depth Varies - for 0.15' min HMA Overlay)	53,160	SF	\$ 1.50	\$ 79,740.00
16	Adjust Existing Manhole / Valve Box to Grade	34	EA	\$ 1,800.00	\$ 61,200.00
17	24" Cast-in-Place Seat Wall with Steel Lettering	4	EA	\$ 15,000.00	\$ 60,000.00
18	Roadside Sign - One Post	14	EA	\$ 500.00	\$ 7,000.00
19	Survey Monument, YC ST14	4	EA	\$ 850.00	\$ 3,400.00
20	Benchmark, YC ST13	2	EA	\$ 1,750.00	\$ 3,500.00
21	Pavement Delineation	1	LS	\$ 20,000.00	\$ 20,000.00
22	Temporary Traffic Signals (Temporary signal modifications and signal detector loop installation to maintain traffic and accommodate construction phasing and signal replacement per Intersection)	3	EA	\$ 25,000.00	\$ 75,000.00
23	Traffic Signal System Replacement & Relocation (Clark Ave)	1	LS	\$ 215,000.00	\$ 215,000.00
24	Traffic Signal System Replacement & Relocation (Cooper Ave)	1	LS	\$ 180,000.00	\$ 180,000.00
25	Traffic Signal System Replacement & Relocation (Gray Ave)	1	LS	\$ 165,000.00	\$ 165,000.00
26	Traffic Signal Work (Replace Loops)	52	EA	\$ 2,000.00	\$ 104,000.00
27	Single Head Decorative Street Lights (includes all work from point of connection to street light)	24	EA	\$ 25,000.00	\$ 600,000.00
28	Double Head Decorative Street Lights (includes all work from point of connection to street light, and installation of banner brackets)	7	EA	\$ 30,000.00	\$ 210,000.00
29	Unmetered / metered electrical service with pedestal (includes necessary work from point of service to pedestal)	1	LS	\$ 5,500.00	\$ 5,500.00

30	Planter Excavate, Scarify & Backfill with Top Soil (Select material generated from excavation)	25,860	SF	\$ 5.00	\$ 129,300.00
31	3 Inch thick Decomposed Granite (Gold Colored)	26,400	SF	\$ 2.00	\$ 52,800.00
32	Cobble Set in Concrete	2,665	SF	\$ 6.00	\$ 15,990.00
33	6 Inch thick Decorative Concrete (Dark Grey Swirl Finish)	1,605	SF	\$ 15.00	\$ 24,075.00
34	Landscape Irrigation (Includes sleeves under private driveways and 6 Inch Irrigation Ductile Iron or C-900 Pipe sleeves in the street crossings)	1	LS	\$ 185,000.00	\$ 185,000.00
35	Landscape Installation	1	LS	\$ 350,000.00	\$ 350,000.00
36	Install 6' Masonry Block Sound Wall (Includes Foundation)	1,300	LF	\$ 250.00	\$ 325,000.00
37	18-Inch Storm Drain Pipe - Class 4 Reinforced Concrete Pipe	1,354	LF	\$ 125.00	\$ 169,250.00
38	12-Inch Storm Drain Pipe - Class 4 Reinforced Concrete Pipe	942	LF	\$ 100.00	\$ 94,200.00
39	Type YC DR 3 - Storm Drain Drop Inlet	21	EA	\$ 5,500.00	\$ 115,500.00
40	Type YC DR 1 - Storm Drain Manhole (Pipes < 30 in)	7	EA	\$ 17,000.00	\$ 119,000.00
41	Sanitary Sewer Cleanout	1	EA	\$ 1,600.00	\$ 1,600.00
42	8-Inch Sewer Pipe - Vitrified Clay Pipe or SDR 26 PVC	448	LF	\$ 80.00	\$ 35,840.00
43	Sanitary Sewer Service with cleanout at BW (YC SS3/SS5)	4	EA	\$ 2,200.00	\$ 8,800.00
44	Type YC W1 - Fire Hydrant Assembly	9	EA	\$ 1,400.00	\$ 12,600.00
45	8-Inch Water Pipe - Class 350 Ductile Iron Pipe	2,302	LF	\$ 85.00	\$ 195,670.00
46	Water Stub (W-8)	1	EA	\$ 2,300.00	\$ 2,300.00
47	Type YC W6 - 1 Inch Water Service	16	EA	\$ 3,500.00	\$ 56,000.00
48	Storm Water Control (Includes preparing SWPPP, Filing NOI, Filing NOT, installing, removing and monitoring all BMPs, and SMARTS database reporting for the project)	1	LS	\$ 40,000.00	\$ 40,000.00

Total Bid = \$8,054,003.00

Approved as to legal form:

City Attorney
City of Yuba City

CITY OF YUBA CITY

Diana Langley
City Manager

Date

CONTRACTOR

Company Name

By and Title (signature)

Date

By and Title (printed)

Address

Telephone Number

EXHIBIT B

PROFESSIONAL SERVICES AGREEMENT

This Agreement is made and entered into as of _____, by and between the City of Yuba City, a municipal corporation ("City") and **Knight CM Group** ("Consultant").

RECITALS

- A. Consultant is specially trained, experienced and competent to perform the special services which will be required by this Agreement; and
- B. Consultant possesses the skill, experience, ability, background, certification and knowledge to provide the services described in this Agreement on the terms and conditions described herein; and
- C. City desires to retain Consultant to render professional services as set forth in this Agreement.

AGREEMENT

1. Scope of Services. The Consultant shall furnish the following services in a professional manner.

**See Attached Scope of Services
(Exhibit A)**

2. Time of Performance. This contract shall go into effect on _____, contingent upon approval by the City. The services of Consultant shall commence within 7 calendar days of Consultant receiving Notice to Proceed from the City and shall continue until all authorized work is completed and approved by the City. The contract shall end on _____, unless extended by contract amendment. Consultant is advised that any recommendation for contract award is not binding on the City until the contract is fully executed and approved by the City.
3. Method of Payment. The method of payment for this AGREEMENT will be based on actual cost plus a fixed fee. LOCAL AGENCY will reimburse CONSULTANT for actual costs (including labor costs, employee benefits, travel, equipment rental costs, overhead and other direct costs) incurred by CONSULTANT in performance of the work. CONSULTANT will not be reimbursed for actual costs that exceed the estimated wage rates, employee benefits, travel, equipment rental, overhead, and other estimated costs set forth in the approved CONSULTANT'S Cost Proposal, unless additional reimbursement is provided for by AGREEMENT amendment. In no event, will CONSULTANT be reimbursed for overhead costs at a rate that exceeds LOCAL AGENCY's approved overhead rate set forth in the Cost Proposal. In the event, that LOCAL AGENCY determines that a change to the work from that specified in the Cost

Proposal and AGREEMENT is required, the AGREEMENT time or actual costs reimbursable by LOCAL AGENCY shall be adjusted by AGREEMENT amendment to accommodate the changed work. The maximum total cost as specified in this Section shall not be exceeded, unless authorized by AGREEMENT amendment.

The indirect cost rate established for this AGREEMENT is extended through the duration of this specific AGREEMENT. CONSULTANT's agreement to the extension of the 1-year applicable period shall not be a condition or qualification to be considered for the work or AGREEMENT award.

In addition to the allowable incurred costs, LOCAL AGENCY will pay CONSULTANT a fixed fee of \$(AMOUNT). The fixed fee is nonadjustable for the term of the AGREEMENT, except in the event of a significant change in the scope of work and such adjustment is made by AGREEMENT amendment.

Reimbursement for transportation and subsistence costs shall not exceed the rates specified in the approved Cost Proposal.

When milestone cost estimates are included in the approved Cost Proposal, CONSULTANT shall obtain prior written approval for a revised milestone cost estimate from the Contract Administrator before exceeding such cost estimate.

Progress payments will be made monthly in arrears based on services provided and allowable incurred costs. A pro rata portion of CONSULTANT's fixed fee will be included in the monthly progress payments. If CONSULTANT fails to submit the required deliverable items according to the schedule set forth in Article III Statement of Work, LOCAL AGENCY shall have the right to delay payment or terminate this AGREEMENT.

No payment will be made prior to approval of any work, nor for any work performed prior to approval of this AGREEMENT.

CONSULTANT will be reimbursed promptly according to California Regulations upon receipt by LOCAL AGENCY's Contract Administrator of itemized invoices in duplicate. Invoices shall be submitted no later than thirty (30) calendar days after the performance of work for which CONSULTANT is billing. Invoices shall detail the work performed on each milestone and each project as applicable. Invoices shall follow the format stipulated for the approved Cost Proposal and shall reference this AGREEMENT number and project title. Final invoice must contain the final cost and all credits due LOCAL AGENCY including any equipment purchased under the provisions of Article XI Equipment Purchase. The final invoice should be submitted within sixty (60) calendar days after completion of CONSULTANT's work. Invoices shall be mailed to LOCAL AGENCY's Contract Administrator at the following address:

[Name]
[Department]
City of Yuba City
1201 Civic Center Blvd
Yuba City, CA 95993
[(530) 822-XXXX]

The total amount payable by LOCAL AGENCY including the fixed fee shall not exceed \$(Amount).

For personnel subject to prevailing wage rates as described in the California Labor Code, all salary increases, which are the direct result of changes in the prevailing wage rates are reimbursable.

4. Extra Work. At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Extra Work without written authorization from City.
5. Termination. This AGREEMENT may be terminated by LOCAL AGENCY, provided that LOCAL AGENCY gives not less than thirty (30) calendar days' written notice (delivered by certified mail, return receipt requested) of intent to terminate. Upon termination, LOCAL AGENCY shall be entitled to all work, including but not limited to, reports, investigations, appraisals, inventories, studies, analyses, drawings and data estimates performed to that date, whether completed or not.

LOCAL AGENCY may temporarily suspend this AGREEMENT, at no additional cost to LOCAL AGENCY, provided that CONSULTANT is given written notice (delivered by certified mail, return receipt requested) of temporary suspension. If LOCAL AGENCY gives such notice of temporary suspension, CONSULTANT shall immediately suspend its activities under this AGREEMENT. A temporary suspension may be issued concurrent with the notice of termination.

Notwithstanding any provisions of this AGREEMENT, CONSULTANT shall not be relieved of liability to LOCAL AGENCY for damages sustained by City by virtue of any breach of this AGREEMENT by CONSULTANT, and City may withhold any payments due to CONSULTANT until such time as the exact amount of damages, if any, due City from CONSULTANT is determined.

In the event of termination, CONSULTANT shall be compensated as provided for in this AGREEMENT. Upon termination, LOCAL AGENCY shall be entitled to all work, including but not limited to, reports, investigations, appraisals, inventories, studies, analyses, drawings and data estimates performed to that date, whether completed or not.

6. Ownership of Documents. All plans, studies, documents and other writings prepared by and for Consultant, its officers, employees, agents and subcontractors in the course of implementing this Agreement, except working notes and internal documents, shall become the property of the City upon payment to Consultant for such work, and the City shall have the sole right to use such materials in its discretion without further compensation to Consultant or to any other party. Consultant shall, at Consultant's expense, provide such reports, plans, studies, documents and other writings to City upon request.

Licensing of Intellectual Property. This Agreement creates a nonexclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs,

and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). Consultant shall require all subcontractors to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subcontractor prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regards to Documents & Data which were prepared by design professionals other than Consultant or provided to Consultant by the City. City shall not be limited in any way in its use of the Documents & Data at any time, provided that any such use not within the purposes intended by this Agreement shall be at City's sole risk.

Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents & Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, be used by Consultant for any purposes other than the performance of the services under this Agreement. Nor shall such materials be disclosed to any person or entity not connected with the performance of the services under this Agreement. Nothing furnished to Consultant, which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs relating to project for which Consultant's services are rendered, or any publicity pertaining to the Consultant's services under this Agreement in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

8. Consultant's Books and Records. Consultant shall maintain any and all ledgers, books of accounts, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services, or expenditures and disbursements charged to City for a minimum period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant to this Agreement.

Consultant shall maintain all documents and records which demonstrated performance under this Agreement for a minimum period of three (3) years, or for any longer period required by law, from the date of termination or completion of this Agreement.

Any records or documents required to be maintained pursuant to this Agreement shall be made available for inspection or audit, at any time during regular business hours, upon written request by the City Administrator, City Attorney, City Auditor or a designated representative of these officers. Copies of such documents shall be provided to the City for inspection at City Hall when it is practical to do so. Otherwise, unless an alternative is mutually agreed upon, the records shall be available at Consultant's address indicated for receipt of notices in this Agreement.

Where City has reason to believe that such records or documents may be lost or discarded due to dissolution, disbandment or termination of Consultant's business, City

may, by written request by any of the above-named officers, require that custody of the records be given to the City and that the records and documents be maintained in City Hall. Access to such records and documents shall be granted to any party authorized by Consultant, Consultant's representatives, or Consultant's successor-in-interest.

9. Independent Contractor. It is understood that Consultant, in the performance of the work and services agreed to be performed, shall act as and be an independent contractor and shall not act as an agent or employee of the City. Consultant shall obtain no rights to retirement benefits or other benefits which accrue to City's employees, and Consultant hereby expressly waives any claim it may have to any such rights.

Consultant is not a designated employee within the meaning of the Political Reform Act because Consultant:

- a. Will conduct research and arrive at conclusions with respect to his/her rendition of information, advice, recommendation or counsel independent of the control and direction of the City or of any City official, other than normal agreement monitoring; and
 - b. Possesses no authority with respect to any City decision beyond rendition of information, advice, recommendation or counsel. (FPPC Reg. 18700(B)(2).)
10. Interest of Consultant. Consultant (including principals, associates and professional employees) covenants and represents that it does not now have any investment or interest in real property and shall not acquire any interest, direct or indirect, in the area covered by this Agreement or any other source of income, interest in real property or investment which would be affected in any manner or degree by the performance of Consultant's services hereunder. Consultant further covenants and represents that in the performance of its duties hereunder no person having any such interest shall perform any services under this Agreement.
11. Conflict of Interest. During the term of this AGREEMENT, the CONSULTANT shall disclose any financial, business, or other relationship with LOCAL AGENCY that may have an impact upon the outcome of this AGREEMENT or any ensuing LOCAL AGENCY construction project. The CONSULTANT shall also list current clients who may have a financial interest in the outcome of this AGREEMENT or any ensuing LOCAL AGENCY construction project which will follow.

CONSULTANT certifies that it has disclosed to LOCAL AGENCY any actual, apparent, or potential conflicts of interest that may exist relative to the services to be provided pursuant to this AGREEMENT. CONSULTANT agrees to advise LOCAL AGENCY of any actual, apparent or potential conflicts of interest that may develop subsequent to the date of execution of this AGREEMENT. CONSULTANT further agrees to complete any statements of economic interest if required by either LOCAL AGENCY ordinance or State law.

The CONSULTANT hereby certifies that it does not now have nor shall it acquire any financial or business interest that would conflict with the performance of services under this AGREEMENT.

The CONSULTANT hereby certifies that the CONSULTANT or subconsultant and any firm affiliated with the CONSULTANT or subconsultant that bids on any construction contract or on any Agreement to provide construction inspection for any construction project resulting from this AGREEMENT, has established necessary controls to ensure a conflict of interest does not exist. An affiliated firm is one, which is subject to the control of the same persons, through joint ownership or otherwise.

12. Professional Ability of Consultant. City has relied upon the professional training and ability of Consultant to perform the services hereunder as a material inducement to enter into this Agreement. Consultant shall therefore provide properly skilled professional and technical personnel to perform all services under this Agreement. All work performed by Consultant under this Agreement shall be in accordance with applicable legal requirements and shall meet the standard of quality ordinarily to be expected of competent professionals in Consultant's field of expertise.
13. Compliance with Laws. Consultant shall use the standard of care in its profession to comply with all applicable federal, state and local laws, codes, ordinances and regulations.
14. State Prevailing Wage Rates. No CONSULTANT or Subconsultant may be awarded an AGREEMENT containing public work elements unless registered with the Department of Industrial Relations (DIR) pursuant to Labor Code §1725.5. Registration with DIR must be maintained throughout the entire term of this AGREEMENT, including any subsequent amendments.

The CONSULTANT shall comply with all of the applicable provisions of the California Labor Code requiring the payment of prevailing wages. The General Prevailing Wage Rate Determinations applicable to work under this AGREEMENT are available and on file with the Department of Transportation's Regional/District Labor Compliance Officer (<https://dot.ca.gov/programs/construction/labor-compliance>). These wage rates are made a specific part of this AGREEMENT by reference pursuant to Labor Code §1773.2 and will be applicable to work performed at a construction project site. Prevailing wages will be applicable to all inspection work performed at LOCAL AGENCY construction sites, at LOCAL AGENCY facilities and at off-site locations that are set up by the construction contractor or one of its subcontractors solely and specifically to serve LOCAL AGENCY projects. Prevailing wage requirements do not apply to inspection work performed at the facilities of vendors and commercial materials suppliers that provide goods and services to the general public.

General Prevailing Wage Rate Determinations applicable to this project may also be obtained from the Department of Industrial Relations website at <http://www.dir.ca.gov>.

Payroll Records

- a. Each CONSULTANT and Subconsultant shall keep accurate certified payroll records and supporting documents as mandated by Labor Code §1776 and as defined in 8 CCR §16000 showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid

to each journeyman, apprentice, worker, or other employee employed by the CONSULTANT or Subconsultant in connection with the public work. Each payroll record shall contain or be verified by a written declaration that it is made under penalty of perjury, stating both of the following:

- i. The information contained in the payroll record is true and correct.
 - ii. The employer has complied with the requirements of Labor Code §1771, §1811, and §1815 for any work performed by his or her employees on the public works project.
- b. The payroll records enumerated under paragraph (1) above shall be certified as correct by the CONSULTANT under penalty of perjury. The payroll records and all supporting documents shall be made available for inspection and copying by LOCAL AGENCY representatives at all reasonable hours at the principal office of the CONSULTANT. The CONSULTANT shall provide copies of certified payrolls or permit inspection of its records as follows:
 - i. A certified copy of an employee's payroll record shall be made available for inspection or furnished to the employee or the employee's authorized representative on request.
 - ii. A certified copy of all payroll records enumerated in paragraph (1) above, shall be made available for inspection or furnished upon request to a representative of LOCAL AGENCY, the Division of Labor Standards Enforcement and the Division of Apprenticeship Standards of the Department of Industrial Relations. Certified payrolls submitted to LOCAL AGENCY, the Division of Labor Standards Enforcement and the Division of Apprenticeship Standards shall not be altered or obliterated by the CONSULTANT.
 - iii. The public shall not be given access to certified payroll records by the CONSULTANT. The CONSULTANT is required to forward any requests for certified payrolls to the LOCAL AGENCY Contract Administrator by both email and regular mail on the business day following receipt of the request.
- c. Each CONSULTANT shall submit a certified copy of the records enumerated in paragraph (1) above, to the entity that requested the records within ten (10) calendar days after receipt of a written request.
- d. Any copy of records made available for inspection as copies and furnished upon request to the public or any public agency by LOCAL AGENCY shall be marked or obliterated in such a manner as to prevent disclosure of each individual's name, address, and social security number. The name and address of the CONSULTANT or Subconsultant performing the work shall not be marked or obliterated.
- e. The CONSULTANT shall inform LOCAL AGENCY of the location of the records enumerated under paragraph (1) above, including the street

address, city and county, and shall, within five (5) working days, provide a notice of a change of location and address.

- f. The CONSULTANT or Subconsultant shall have ten (10) calendar days in which to comply subsequent to receipt of written notice requesting the records enumerated in paragraph (1) above. In the event the CONSULTANT or Subconsultant fails to comply within the ten (10) day period, he or she shall, as a penalty to LOCAL AGENCY, forfeit one hundred dollars (\$100) for each calendar day, or portion thereof, for each worker, until strict compliance is effectuated. Such penalties shall be withheld by LOCAL AGENCY from payments then due. CONSULTANT is not subject to a penalty assessment pursuant to this section due to the failure of a Subconsultant to comply with this section.

When prevailing wage rates apply, the CONSULTANT is responsible for verifying compliance with certified payroll requirements. Invoice payment will not be made until the invoice is approved by the LOCAL AGENCY Contract Administrator.

Penalty

- a. The CONSULTANT and any of its Subconsultants shall comply with Labor Code §1774 and §1775. Pursuant to Labor Code §1775, the CONSULTANT and any Subconsultant shall forfeit to the LOCAL AGENCY a penalty of not more than two hundred dollars (\$200) for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the Director of DIR for the work or craft in which the worker is employed for any public work done under the AGREEMENT by the CONSULTANT or by its Subconsultant in violation of the requirements of the Labor Code and in particular, Labor Code §§1770 to 1780, inclusive.
- b. The amount of this forfeiture shall be determined by the Labor Commissioner and shall be based on consideration of mistake, inadvertence, or neglect of the CONSULTANT or Subconsultant in failing to pay the correct rate of prevailing wages, or the previous record of the CONSULTANT or Subconsultant in meeting their respective prevailing wage obligations, or the willful failure by the CONSULTANT or Subconsultant to pay the correct rates of prevailing wages. A mistake, inadvertence, or neglect in failing to pay the correct rates of prevailing wages is not excusable if the CONSULTANT or Subconsultant had knowledge of the obligations under the Labor Code. The CONSULTANT is responsible for paying the appropriate rate, including any escalations that take place during the term of the AGREEMENT.
- c. In addition to the penalty and pursuant to Labor Code §1775, the difference between the prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the prevailing wage rate shall be paid to each worker by the CONSULTANT or Subconsultant.

- d. If a worker employed by a Subconsultant on a public works project is not paid the general prevailing per diem wages by the Subconsultant, the prime CONSULTANT of the project is not liable for the penalties described above unless the prime CONSULTANT had knowledge of that failure of the Subconsultant to pay the specified prevailing rate of wages to those workers or unless the prime CONSULTANT fails to comply with all of the following requirements:
 - i. The AGREEMENT executed between the CONSULTANT and the Subconsultant for the performance of work on public works projects shall include a copy of the requirements in Labor Code §§ 1771, 1775, 1776, 1777.5, 1813, and 1815.
 - ii. The CONSULTANT shall monitor the payment of the specified general prevailing rate of per diem wages by the Subconsultant to the employees by periodic review of the certified payroll records of the Subconsultant.
 - iii. Upon becoming aware of the Subconsultant's failure to pay the specified prevailing rate of wages to the Subconsultant's workers, the CONSULTANT shall diligently take corrective action to halt or rectify the failure, including but not limited to, retaining sufficient funds due the Subconsultant for work performed on the public works project.
 - iv. Prior to making final payment to the Subconsultant for work performed on the public works project, the CONSULTANT shall obtain an affidavit signed under penalty of perjury from the Subconsultant that the Subconsultant had paid the specified general prevailing rate of per diem wages to the Subconsultant's employees on the public works project and any amounts due pursuant to Labor Code §1813.
- e. Pursuant to Labor Code §1775, LOCAL AGENCY shall notify the CONSULTANT on a public works project within fifteen (15) calendar days of receipt of a complaint that a Subconsultant has failed to pay workers the general prevailing rate of per diem wages.
- f. If LOCAL AGENCY determines that employees of a Subconsultant were not paid the general prevailing rate of per diem wages and if LOCAL AGENCY did not retain sufficient money under the AGREEMENT to pay those employees the balance of wages owed under the general prevailing rate of per diem wages, the CONSULTANT shall withhold an amount of moneys due the Subconsultant sufficient to pay those employees the general prevailing rate of per diem wages if requested by LOCAL AGENCY.

Hours of Labor – Eight (8) hours labor constitutes a legal day's work. The CONSULTANT shall forfeit, as a penalty to the LOCAL AGENCY, twenty-five dollars (\$25) for each worker employed in the execution of the AGREEMENT by the CONSULTANT or any of its Subconsultants for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week in violation of the provisions of the Labor Code, and in particular §§1810

to 1815 thereof, inclusive, except that work performed by employees in excess of eight (8) hours per day, and forty (40) hours during any one week, shall be permitted upon compensation for all hours worked in excess of eight (8) hours per day and forty (40) hours in any week, at not less than one and one-half (1.5) times the basic rate of pay, as provided in §1815.

Employment of Apprentices

- a. Where either the prime AGREEMENT or the subagreement exceeds thirty thousand dollars (\$30,000), the CONSULTANT and any subconsultants under him or her shall comply with all applicable requirements of Labor Code §§ 1777.5, 1777.6 and 1777.7 in the employment of apprentices.
- b. CONSULTANTS and subconsultants are required to comply with all Labor Code requirements regarding the employment of apprentices, including mandatory ratios of journey level to apprentice workers. Prior to commencement of work, CONSULTANT and subconsultants are advised to contact the DIR Division of Apprenticeship Standards website at <https://www.dir.ca.gov/das/>, for additional information regarding the employment of apprentices and for the specific journey-to- apprentice ratios for the AGREEMENT work. The CONSULTANT is responsible for all subconsultants' compliance with these requirements. Penalties are specified in Labor Code §1777.7.

15. Licenses. Consultant represents and warrants to City that it has all licenses, permits, qualifications, insurance and approvals of whatsoever nature, which are legally required of Consultant to practice its profession. Consultant represents and warrants to City that Consultant shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement, any licenses, permits, insurance and approvals which are legally required of Consultant to practice its profession. Consultant shall maintain a City of Yuba City business license.
16. Indemnity. Consultant agrees to defend, indemnify and hold harmless the City, its officers, officials, agents, employees and volunteers from and against any and all claims, demands, actions, losses, damages, injuries, and liability, direct or indirect (including any and all costs, including attorney fees and expenses in connection therein), arising out of the performance of this Agreement in whole or in part by any negligent act or omission of the Consultant, or anyone directly or indirectly employed by the Consultant or anyone for whose acts the Consultant may be liable, or its failure to comply with any of its obligations contained in this Agreement, except for any such claim arising out of the sole negligence or willful misconduct of the City, its officers, agents, employees or volunteers.
17. Insurance Requirements. Consultant, at Consultant's own cost and expense, shall procure and maintain, for the duration of the contract, necessary insurance policies as described in Exhibit B.
18. Notices. Any notice required to be given under this Agreement shall be in writing and either served personally or sent prepaid, first class mail. Any such notice shall be addressed to the other party at the address set forth below. Notice shall be deemed

communicated within 48 hours from the time of mailing if mailed as provided in this section.

If to City [Name]
 [Department]
 City of Yuba City
 1201 Civic Center Blvd
 Yuba City, CA 95993
 [(530) 822-XXXX]

If to Consultant: [Name]
 [Title]
 [Organization, vendor name]
 [Address]
 [City, State, Zip code]
 [Phone number]

19. Entire Agreement. This Agreement constitutes the complete and exclusive statement of Agreement between the City and Consultant. All prior written and oral communications, including correspondence, drafts, memoranda, and representations, are superseded in total by this Agreement.
20. Amendments. This Agreement may be modified or amended only by a written document executed by both Consultant and City and approved as to form by the City Attorney.
21. Assignment and Subcontracting. The parties recognize that a substantial inducement to City for entering into this Agreement is the professional reputation, experience and competence of Consultant. Assignments of any or all rights, duties or obligations of the Consultant under this Agreement will be permitted only with the express consent of the City. Consultant shall not subcontract any portion of the work to be performed under the Agreement without the written authorization of the City. If City consents to such subcontract, Consultant shall be fully responsible to City for all acts or omissions of the subcontractor. Nothing in this Agreement shall create any contractual relationship between City and subcontractor nor shall it create any obligation on the part of the City to pay or to see to the payment of any monies due to any such subcontractor other than as otherwise is required by law.
22. Waiver. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same or any other provision under this Agreement.
23. Severability. If any term or portion of this Agreement is held to be invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall continue in full force and effect.
24. Controlling Law Venue. This Agreement and all matters relating to it shall be governed by the laws of the State of California and any action brought relating to this Agreement shall be held exclusively in a state court in the County of Sutter.

25. Litigation Expenses and Attorneys' Fees. If either party to this Agreement commences any legal action against the other party arising out of this Agreement, the prevailing party shall be entitled to recover its reasonable litigation expenses, including court costs, expert witness fees, discovery expenses, and attorneys' fees.
26. Disputes. Prior to either party commencing any legal action under this AGREEMENT, the parties agree to try in good faith, to settle any dispute amicably between them. If a dispute has not been settled after forty-five (45) days of good-faith negotiations and as may be otherwise provided herein, then either party may commence legal action against the other.
- a. Any dispute, other than audit, concerning a question of fact arising under this AGREEMENT that is not disposed of by agreement shall be decided by a committee consisting of LOCAL AGENCY's Contract Administrator and (Insert Department Head or Official), who may consider written or verbal information submitted by CONSULTANT.
 - b. Not later than thirty (30) calendar days after completion of all work under the AGREEMENT, CONSULTANT may request review by LOCAL AGENCY Governing Board of unresolved claims or disputes, other than audit. The request for review will be submitted in writing.
 - c. Neither the pendency of a dispute, nor its consideration by the committee will excuse CONSULTANT from full and timely performance in accordance with the terms of this AGREEMENT.
27. Execution. This Agreement may be executed in several counterparts, each of which shall constitute one and the same instrument and shall become binding upon the parties when at least one copy hereof shall have been signed by both parties hereto. In approving this Agreement, it shall not be necessary to produce or account for more than one such counterpart.
28. Authority to Enter Agreement. Consultant has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party.
29. Prohibited Interest. Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising there from.

30. Equal Opportunity Employment. Consultant represents that it is an equal opportunity employer and it shall not discriminate against any subcontractor, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non- discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Consultant shall also comply with all relevant provisions of City's Affirmative Action Plan or other related programs or guidelines currently in effect or hereinafter enacted.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first written above.

CITY OF YUBA CITY:

CONSULTANT:

By: _____

By: _____

**[Authorized signer for the
City of Yuba City]
[Title]**

**[Name]
[Title]**

Attachments: Exhibit A – Scope of Services
 Exhibit B – Insurance Requirements

Exhibit A
Scope of Services

Services as described in Consultant proposal dated _____. City is
contracting for _____.

Exhibit B

Agreement for Professional Services

Insurance Requirements

- I. **Workers' Compensation Coverage.** Consultant shall maintain Workers' Compensation Insurance for his/her employees in accordance with the laws of the State of California and Employers Liability Insurance in an amount not less than one million dollars (\$1,000,000) per accident for bodily injury and/or disease. In addition, Consultant shall require each subcontractor to similarly maintain Workers' Compensation Insurance in accordance with the laws of the State of California and Employers Liability Insurance in an amount not less than one million dollars (\$1,000,000) per accident for bodily injury and/or disease. For all of the subcontractor's employees. Any notice of cancellation or non-renewal of all Workers' Compensation policies must be received by the City at least thirty (30) days prior to such change. The insurer shall agree to waive all rights of subrogation against City, its officers, agents, employees and volunteers for losses arising from work performed by Consultant for City. This provision shall not apply if Consultant has no employees performing work under this Agreement. If the Consultant has no employees for the purposes of this Agreement, Consultant shall sign the "Certificate of Exemption from Workers' Compensation Insurance" which is attached hereto as Exhibit C.
- II. **General Liability Coverage.** Consultant shall maintain commercial general liability insurance in an amount not less than one million dollars (\$1,000,000) per occurrence for bodily injury, personal injury and property damage. If a commercial general liability insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit.
- III. **Automobile Liability Coverage.** Consultant shall maintain automobile liability insurance covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired and non-owned vehicles, in an amount of not less than one million dollars (\$1,000,000) combined single limit for each occurrence.
- IV. **Professional Liability Coverage.** Consultant shall maintain professional errors and omissions liability insurance for protection against claims alleging negligent acts, errors or omissions which may arise from Consultant's operations under this Agreement, whether such operations are by the Consultant or by its employees, subcontractors, or sub-consultants. The amount of this insurance shall not be less than one million dollars (\$1,000,000) on a claims-made annual aggregate basis, or a combined single-limit per occurrence basis.

- V. **Endorsements.** Each general liability and automobile liability insurance policy shall be with insurers possessing a current A.M. Best's rating of no less than A:VII and shall be endorsed with the following specific language or equivalent:
- A. The City, its elected or appointed officers, officials, employees, agents and volunteers are to be covered as additional insured with respect to liability arising out of work performed by or on behalf of the Consultant, including materials, parts or equipment furnished in connection with such work or operations. Conforms to ISO CG 2009 and CG 2037 10 01. Both are required.
 - B. This policy shall be considered primary insurance as respects to the City, its elected or appointed officers, officials, employees, agents and volunteers. Any insurance maintained by the City, including any self-insured retention the City may have, shall be considered excess insurance only and shall not contribute with it.
 - C. This insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring company.
 - D. The insurer waives all rights of subrogation against the City, its elected or appointed officers, officials, employees or agents.
 - E. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its elected or appointed officers, officials, employees, agents or volunteers.
 - F. The insurance provided by this policy shall not be suspended, voided, canceled, or reduced in coverage except after thirty (30) days written notice has been received by the City.
- VI. **Deductibles and Self-Insured Retentions.** Any deductibles or self-insured retentions must be declared to and approved by the City. At the City's option, Consultant shall demonstrate financial capability for payment of such deductibles or self-insured retention's.
- VII. **Certificates of Insurance.** Consultant shall provide certificates of insurance with original endorsements to City, as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with the City on or before commencement of performance of this agreement. Current certification of

insurance shall be kept on file with the City at all times during the term of this Agreement.

ATTACHMENT 2

February 4, 2022

VIA EMAIL AND MAIL

Josh Wolffe
City of Yuba City
1201 Civil Center Blvd.
Yuba City, CA 95993
jwolffe@yubacity.net

Re: Bridge Street Widening – Gray Avenue to Cooper Avenue, Contract No. 21-01
Project Bid
Bid Protest of All-American Construction, Inc.

Dear Mr. Wolffe:

We represent All American Construction, Inc. (“AACI”) with respect to the bid submitted by Baldwin Contracting, Inc. dba Knife River Construction (“Knife River”) for the above referenced Project. AACI hereby protests the bid of the apparent low bidder, Knife River for the Project, as well as any intended award to Knife River of the contract for the Project. As detailed below, AACI is informed and asserts that Knife River’s bid is non-responsive and Knife River is a non-responsible bidder for the Project, and that AACI is the lowest responsible, responsive bidder and should be awarded the contract for this Project.

The bid submitted by Knife River must be rejected because Knife River is not a responsible bidder. The concept of responsibility refers to trustworthiness and the quality, fitness and the capacity to perform the work. *City of Inglewood v. Superior Court* (1972) 7 Cal.3d 861, 867. Here, Knife River failed to list a subcontractor to performing the necessary grinding work for the Project (the value of which will well exceed the .05% listing threshold under the Subcontractor Listing Law) and therefore is *legally required* to perform said work itself. However, based upon our long history with Knife River, we are informed that Knife River neither owns a grinder nor has employees on staff that have any experience with grinding. Rather, we are informed that, on all prior projects that have been awarded to Knife River where grinding was required, Knife River hired a *subcontractor* to perform said work.

The City cannot trust that Knife River will have the capacity or fitness to properly construct the project when it does not have anyone on staff with the necessary expertise to perform the grinding work that it *must* self perform.

February 4, 2022

Page 2

In light of the present facts and circumstances, the bid of Knife River must be rejected and the Contract awarded to the lowest responsive, responsible bidder, AACI. If you require additional information or clarification of any of the information contained in this letter, please do not hesitate to contact the undersigned.

Sincerely,

MURPHY AUSTIN ADAMS SCHOENFELD LLP

A handwritten signature in blue ink, appearing to read "Lisa Nicolls".

LISA D. NICOLLS

LDN

ATTACHMENT 3

NORTHERN CALIFORNIA DIVISION – CHICO

1764 Skyway
Chico, CA 95928
(530) 891-6555
(530) 894-6220 FAX

February 8, 2022

City of Yuba City
1201 Civic Center Blvd
Yuba City, California 95993

Attn: Kevin Bradford – Deputy Public Work Director - Engineering
Josh Wolffe – Associate Civil Engineer

RE: Bridge Street Widening – Gray Avenue to Cooper Avenue, Contract No. 21-01

SUBJ: Response to Bid Protest by All-American Construction, Inc

Dear Gentlemen,

We are in receipt of Bid Protest letter dated 2/4/2022 from Murphy Austin Attorneys. In response to our subcontractor listing for grinding work, we have 3 shifts of grinding (Bid Item # 15 Cold Plane Asphalt). Each shift is \$5,600 with mobilization included for a total of \$16,800 (Attached Anrak Quote). Included in that work is Knife River crew support of \$24,678, Off Haul trucking \$49,400, Sweeper \$6,000 plus markup equals our Bid Item total of \$106,320.

Per the Special Provision 4.10-Subcontracting .05% of our total bid of \$ 8,054,003 is \$ 40,270.15. We are well below the subcontractor listing requirement, and still the low responsive and responsible bidder.

If you have any questions, please feel free to call on us at 530-891-6555.

Sincerely,

BALDWIN CONTRACTING COMPANY, INC. DBA KNIFE RIVER CONSTRUCTION



Marc Madsen
Estimator



ANRAK CORPORATION
5820 MAYHEW ROAD, SACRAMENTO, CA 95827
P 916.383.5030 | F 916.383.8090
CA# 256390 | NV# 16211 | OR# 206159 | DIR 1000002952

Project Name: City of Yuba City - 21-01 - Bridge Street Widening - Gray Avenue to Cooper Avenue
Project Bid Date: February 1, 2022

ITEM NO.	DESCRIPTION	QUANTITY U/M	UNIT PRICE
	2', 3', 4' Milling Machine	1 DAY	\$3,800
	Overtime Per Hour	HR	\$510
	5' Milling Machine	1 DAY	\$4,300
	Overtime Per Hour	HR	\$575
	6.5'-7'3" Milling Machine	1 DAY	\$5,100
	Overtime Per Hour	HR	\$675
	6.5'-7'3" Micro Mill w/ 1/4"mm Tool Spacing Drum	1 DAY	\$6,300
	Overtime Per Hour	HR	\$825
	Mobilization	ROUND TRIP	\$500

\$5,600

ADDITIONAL	QUANTITY U/M	UNIT PRICE
Multiplex Level Pro System – 7 Sensors	1 DAY	\$700
Drum Change	EACH	\$350
Night Differential	\$100 (2'-5')	\$200 (6'-7')
Saturday Differential	PER SHIFT	\$500
Sunday Differential	\$750 (2'-5')	\$1,000 (6'-7')
OCIP/CCIP		\$500
Labor Compliance		\$250

*SHIFTS USING ANRAK GRINDER AND PLUS SWEEPER COMBO WILL BE DISCOUNTED 3% TOTAL PER SHIFT
*ANY COST INCURED FOR PERMITS OR PILOT CARS WILL BE BILLED IN ADDITION TO ABOVE DAILY RATES

SPECIAL PROJECT PROVISIONS

- Machine comes clean and ready to work. It will leave same way on contractor's time.
- Includes: CUT and LOAD Only (Daily Rental) PER 8 HOUR Shift.
- Excludes: Water Source, Traffic Control, PCC Mill, Any and All Hand Work, Ramping, Areas Not Accessible to Milling Machine, Dust/Debris Plan and Maintenance and/or Protection of Work.
- Includes: One set of teeth per shift.
- Production: Shifts as directed, O/T charged over 8 hour shift.
- Require: All Utilities within mill grade are to be located and marked by customer.
- Excludes: Underground Alert Notification.
- Anrak Corporation will NOT accept Back Charges of lost time.
- Contractor signs U.S.A. release before commencing of work.



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- Anrak Corporation will COLD PLANE asphalt concrete (or concrete) as directed by contractor, and LOAD grindings into trucks provided by Contractor
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- Anrak Corporation cannot guarantee planed surface will meet the surface smoothness specification 15-2.023.
- These prices are for asphalt concrete only, or concrete at above rates.
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- Anrak Corporation cannot grind native cobble rock that may damage milling machine.
- Contractor responsible for any cost that arise due to unsuitables or petromat in material.
- Contractor responsible for all tree trimming and refuse pick up and any other above grade obstacles. Anrak will not grind through any tree limbs
- Contractor to provide any required permits, notifications, or plans.
- Anrak Corporation will not accept back charges of lost time. It's contractor responsibility to manage project and have a representative on site
- Any damages to Anrak equipment due to unmarked obstacles, manhole lids, metal boxes, or poles, contractor will be billed for damages
- Sunday differential charge will apply regardless of shifts worked per week
- Contractor responsible for clearing USA prior to cold planing operation
- By accepting this Bid the customer accepts sole responsibility for, and all subsequent liabilities coincident with following the requirements of the California regional notification center law pursuant to Article 2 (commencing with Section 4216) of Chapter 3.1 of Division 5 of Title 1 of the Government Code
- Contractor to pay for bond cost if required
- All items not specifically included are excluded
- The prices & provisions of this quote prevail over any subcontract or purchase order stipulations.
- These prices are good for 30 days after bid date

If you have any questions regarding this quote please call our office directly 916-383-5030.

Anrak Corporation greatly appreciates the opportunity to bid & fulfill your asphalt milling needs.

ACCEPTED BY*: [Signature] DATE: 2/2/22

**By signing this document, you accept general project provisions and special project provisions*



NORTHERN CALIFORNIA DIVISION - CHICO

1764 Skyway
Chico, CA 95928
(530) 891-6555
(530) 894-6220 FAX

February 9, 2022

City of Yuba City
1201 Civic Center Blvd
Yuba City, California 95993

Attn: Kevin Bradford – Deputy Public Work Director - Engineering
Josh Wolffe – Associate Civil Engineer
RE: Bridge Street Widening – Gray Avenue to Cooper Avenue, Contract No. 21-01
SUBJ: Supplement to Response to Bid Protest by All-American Construction, Inc

Dear Gentlemen,

We are writing this letter as a supplement to our response sent on February 8, 2022 to the Bid Protest letter dated 2/4/2022 from All American Construction, Inc. ("AACI").

AACI is correct that Knife River does not own a grinder of the size required for this project and that operated grinders are considered subcontractors. They are incorrect in their statement that Knife River does not have any employees on staff that have experience with grinding. Knife River bids, manages and performs Cold Plane Asphalt Concrete Surfacing for State and Local Agencies in excess of millions of square feet every construction season. References are available on request.

Per section 4.10-Subcontracting in the Special Provisions and Section 2-1.10 Subcontractor List of the Standard Specifications the contractor is to list each subcontractor that will perform work in excess of ½ of 1 percent of the total bid or \$10,000, whichever is greater. ½ of 1 percent of Knife River's total Bid of \$8,054,003 is \$40,270.15. This amount is greater than \$10,000. Knife River estimated that 3 shifts of an operated grinder would be needed for Bid Item #15 Cold Plane Asphalt Concrete Pavement on this project. At \$5,600 per shift X 3 shifts = \$16,800 we are well below the subcontractor listing requirement of \$40,270.15. As a matter of fact, Knife River could use an operated grinder for up to 7 shifts on this project before the listing as a subcontractor would be required.

The Bid Protest submitted by AACI holds no merit since Knife River is using an experienced operated grinder rental company to perform the grinding work. Knife River did not need to list any operated grinder rental company as a subcontractor as the amount to be subcontracted did not meet the threshold required for the listing of subcontractors.

Sincerely,

BALDWIN CONTRACTING COMPANY, INC. DBA KNIFE RIVER CONSTRUCTION


Marc Madsen

Estimator

ATTACHMENT 4



PUBLIC WORKS DEPARTMENT
1201 Civic Center Boulevard
Yuba City, California 95993

February 17, 2022

BY E-MAIL TO Inicolls@murphyaustin.com

Lisa D. Nicolls
Murphy Austin Adams Schoenfeld LLP
555 Capitol Mall, Suite 850
Sacramento, CA 95814

Re: Bridge Street Widening – Gray Avenue to Cooper Avenue, Contract No. 21-01
Project Bid
Bid Protest of All-American Construction, Inc.

Dear Ms. Nicolls:

Please be advised that the City of Yuba City (City) has received the enclosed response from Knife River Construction regarding the above-referenced bid protest. City staff have reviewed this response and will make a recommendation to our City Council at the March 1 meeting that the bid protest be rejected and the contract awarded to Knife River Construction (Knife River) since it remains the lowest responsible and responsive bidder.

As explained in the attached response from Knife River, Knife River was not required to list a subcontractor for the grinding work because the subcontracted grinding work will be less than 0.5% of the total bid. (See Public Contract Code Section 4104.) Consequently, Knife River's bid is responsive. Furthermore, because Knife River has validly subcontracted the grinding work, it will not be responsible for self-performing this work. Consequently, Knife River's ability to self-perform the grinding work is not relevant to whether Knife River is a responsible bidder.

If you have any questions, please contact me at (530) 822-4786 or via email at kbradford@yubacity.net.

Sincerely,

Kevin Bradford
Deputy Public Works Director – Engineering

Enclosure: Bid Protest Response from Knife River Construction

Cc: Shannon L. Chaffin, City Attorney

NORTHERN CALIFORNIA DIVISION – CHICO

1764 Skyway
Chico, CA 95928
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February 8, 2022

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Marc Madsen
Estimator

CITY OF YUBA CITY
STAFF REPORT

Date: March 1, 2022
To: Honorable Mayor & Members of the City Council
From: Public Works Department
Presentation By: Ben Moody, Public Works & Development Services Director

Summary

Subject: SB 1383 Ordinance Updates Second Reading
Recommendation: Adopt an Ordinance of the City Council of the City of Yuba City adding Section 7-10.03 of Chapter 10 of Title 7, adding Chapter 18 (Model Water Efficient Landscape Ordinance) of Title 7, amending Chapter 3 (Mandatory Refuse Collection Services) of Title 6, and amending Section 6-4.03 of Chapter 4 of Title 6 of the Yuba City Municipal Code to comply with Senate Bill 1383 by title only and waive the second reading
Fiscal Impact: Staff time to develop and coordinate implementation of SB 1383 regulations and enforcement. Potential citation revenues to offset enforcement costs.

Purpose:

To meet the SB 1383 Short-lived Climate Pollutant Reduction Act of 2016 (SB 1383) compliance regulations for local jurisdictions by enacting changes to the Yuba City Municipal Code.

Council's Strategic Goal:

This item addresses the City Council's Strategic Goal of Infrastructure by providing for organic waste disposal and water-efficient landscaping.

Background:

In September 2016, SB 1383 established statewide methane emissions reduction targets in an effort to reduce emissions of short-lived climate pollutants in various sectors of California's economy; it includes statewide goals to reduce the disposal of organic waste and recover edible food for human consumption.

SB 1383 regulations include a requirement for local jurisdictions, including the City of Yuba City, to adopt specific ordinance sections to implement and enforce SB 1383 within the jurisdiction, including administrative penalties for violation. While the compliance date for the City was January 1, 2022, full implementation and enforcement by the City on local entities will not begin until January 1, 2024.

The City also operates within a regional agency, known as the Yuba-Sutter Regional Waste

Management Authority (RWMA), for state diversion tracking and reporting purposes. On November 1, 2021, the six regional partners of RWMA entered into an amended Joint Powers Agreement which increased the authority of the RWMA to take responsibility for many of the SB 1383 activities and requirements. This regional approach will allow for significant time and cost savings for the City, as the City will not be required to independently provide the staffing and funding for many of the implementation and enforcement tasks, including some of those in the proposed Ordinance.

The Ordinance was introduced on February 15, 2022, and a Resolution which will add an Administrative Civil Penalties fee schedule consistent with the SB 1383 regulations to the City's User Fee Schedule was adopted at that time.

Analysis:

The proposed Ordinance, developed in coordination with RWMA to be adopted by each of the regional partners, updates three areas of the Municipal Code in accordance with the SB 1383 regulations, as described below.

Section 7-10.03 – Addition

While the City already has adopted the California Green Building Standards (CALGreen) Code as a whole per Section 7-10.01 of Chapter 10 (California Green Building Standards, (CALGreen) Code) of Title 7 (Building Regulations), SB 1383 regulations include particular language which highlights the standards and conditions within the CALGreen Code that the City will enforce regarding disposal of construction debris during building and the planning for adequate areas for recycling and organic waste disposal, which are to be added to Chapter 10 of Title 7 as Section 7-10.03 (Compliance with CALGreen Building Standards recycling requirements).

Chapter 18 of Title 7 – Addition

The Model Water Efficient Landscape Ordinance (MWELO) was originally adopted by the State of California in 2015, and the City reports annually to the Department of Water Resources on compliance with its design requirements by building permittees in the City. SB 1383 regulations include amendments to the MWELO to elaborate on the use of organic materials as part of a water-efficient landscape plan, which encourages the recycling and reuse of organic waste. Chapter 18 (Model Efficient Landscape Ordinance) is to be added to Title 7 (Building Regulations) in order to formally adopt these amendments.

Chapter 3 of Title 6 – Amendment

SB 1383 requires local jurisdictions to inspect and enforce compliance by commercial businesses, property owners, contractors, and other applicable entities with SB 1383 regulations. Requirements include employing proper solid waste collection services; appropriate disposal of refuse, recycling, and organic waste; and recordkeeping and reporting. The proposed Ordinance includes the process for issuing Notices of Violation, penalties, and the appeals process. Noncompliant entities will be provided with education materials describing their SB 1383 obligations until December 31, 2023, and full enforcement including administrative penalties will begin on January 1, 2024.

Although Chapter 3 (Mandatory Refuse Collection Services) of Title 6 (Public Works) was briefly amended in November 2019 to modify permitted methods of garden refuse disposal, the majority of the Chapter has not been amended since 1999. The proposed Ordinance includes minor edits and clarifications to the chapter to address changes in practices by the City and Recology Yuba-Sutter since that time in addition to the new Section 6-3.19 and changes in organic waste definitions and guidance required by SB 1383.

Section 6-4.03 – Amendment

Section 6-4.03 (Placement of garden refuse) currently refers to Section 6-3.11 (Cuttings) for direction on appropriate disposal of garden refuse. According to the SB 1383 definition of organic waste, the description in Section 6-3.11 is obsolete and its contents have been deleted in the amendment described above. Section 6-4.03 has been updated to refer to Chapter 3 of Title 6 as a whole for appropriate disposal direction.

Fiscal Impact:

Staff time and/or professional services may be required to adopt and implement the SB 1383 programs and policies which have not been delegated to the RWMA. Beginning January 1, 2024, Administrative Citation Penalties revenue may offset some of the costs of staff inspection and enforcement.

Alternatives:

There are no alternatives to compliance with SB 1383. Should the City choose not to enact these Municipal Code updates, the City will be subject to the consequences of violating SB 1383, including fines and imposed timelines for correction.

Recommendation:

Adopt an Ordinance of the City Council of the City of Yuba City adding Section 7-10.03 of Chapter 10 of Title 7, adding Chapter 18 (Model Water Efficient Landscape Ordinance) of Title 7, amending Chapter 3 (Mandatory Refuse Collection Services) of Title 6, and amending Section 6-4.03 of Chapter 4 of Title 6 of the Yuba City Municipal Code to comply with Senate Bill 1383 by title only and waive the second reading.

Attachments:

1. Ordinance - SB 1383 Compliance

Prepared By:

Scarlett O. Harris
Administrative Analyst I

Submitted By:

Diana Langley
City Manager

ATTACHMENT 1

ORDINANCE NO. _____

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUBA CITY ADDING SECTION 7-10.03 OF CHAPTER 10 OF TITLE 7, ADDING CHAPTER 18 (MODEL WATER EFFICIENT LANDSCAPE ORDINANCE) OF TITLE 7, AND AMENDING CHAPTER 3 (MANDATORY REFUSE COLLECTION SERVICES) AND SECTION 6-4.03 OF CHAPTER 4 OF TITLE 6 OF THE YUBA CITY MUNICIPAL CODE TO COMPLY WITH SB 1383 SHORT-LIVED CLIMATE POLLUTANT REDUCTION ACT OF 2016

WHEREAS, the City Council of Yuba City ("City") is authorized by the California Constitution, Article XI, Section 7 to make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws; and

WHEREAS, the City Council has adopted the Yuba City Municipal Code, which it periodically updates to protect the public health, safety, and welfare; and

WHEREAS, California Senate Bill (SB) 1383, the Short-lived Climate Pollutant Reduction Act of 2016, requires the City to adopt and enforce an ordinance or enforceable mechanism to implement relevant provisions of the SB 1383 Regulations, including:

- A. Compliance with the construction and demolition debris diversion requirements of CALGreen;
- B. The provision of readily accessible areas for depositing, storage and collection of non-hazardous materials for recycling in Multi-Family Residential Dwellings and commercial construction projects as required by CALGreen; and,
- C. Compliance with specified provisions of the Model Water Efficient Landscape Ordinance (MWELO) established by Title 23 California Code of Regulations, Division 2, Chapter 2.7; and

WHEREAS, Effective November 1, 2021, that certain "Fourth Amended and Restated Joint Powers Agreement" was executed by the Regional Waste Management Authority ("Authority"), a duly formed joint powers authority pursuant to Government Code §6500 et seq., to confirm the Authority's joint membership, including the City's membership thereto. Authority has been, and continues to be, the responsible agency for the preparation and submission of regional planning documents and annual reports and coordination of waste diversion programs pursuant to Assembly Bill 939 and the corresponding regulations in Title 14 of the California Code of Regulations, Division 7, Chapter 9; and

WHEREAS, Pursuant to the Fourth Amended and Restated Joint Powers Agreement, the Authority has assumed the duties of the responsible authority to coordinate, administer and/or implement compliance with and enforcement of Senate Bill 1383, as specified therein, on behalf of each joint powers member, including the City; and

WHEREAS, City Council desires to update and amend the Yuba City Municipal Code in order to comply with and implement in coordination with the Authority the relevant provisions and programs of SB 1383.

NOW THEREFORE, the City Council of the City of Yuba City does ordain as follows:

Section 1.

The above recitals are all true and correct and are hereby adopted as findings.

Section 2.

The proposed ordinance was assessed in accordance with the authority and criteria contained in CEQA, the State CEQA Guidelines ("CEQA Guidelines"), and the environmental regulations of the City. The City Council finds and determines that the proposed ordinance is not a "project" for the purposes of CEQA and consistent with CEQA Guidelines Section 15378, as it promotes environmental conditions by providing environmentally sound processes and procedures and provides for administrative enforcement of the same, and will not result in direct or indirect substantial, adverse physical changes in the environment as compared to the current baseline. Additionally, the City Council finds and determines for the same reasons that even if the proposed ordinance were a project for the purposes of CEQA, there is no possibility that this project may have a significant adverse effect on the environment pursuant to CEQA Guidelines, Section 15061(b)(3). Therefore, the proposed ordinance is not subject to CEQA.

Section 3.

Section 7-10.03 of Chapter 10 (California Green Building Standards, (CALGreen) Code) of Title 7 (Building Regulations) of the Yuba City Municipal Code is hereby added to read as follows:

Sec. 7-10.03. Compliance with CALGreen Building Standards recycling requirements.

- (a) Persons applying for a building permit from the City for new construction and building additions and alterations shall comply with the construction and demolition debris diversion requirements pursuant to Sections 4.408 and 5.408, as applicable, of the California Green Building Standards Code, Title 24 of the California Code of Regulations (CCR), Part 11, known as CALGreen, as may be amended, if its project is covered by the scope of CALGreen. For projects covered by the scope of CALGreen, project applicants shall also comply with all written and published City policies and/or administrative guidelines regarding the provision of a construction waste management plan; construction waste management plan acknowledgment by the project contractor and subcontractors; and, construction waste management plan compliance documentation.
- (b) Project applicants shall refer to Title 7 (Building Regulations) and Title 8 (Planning and Zoning) of this Code for complete CALGreen requirements.
- (c) For projects covered by CALGreen, as may be amended, applicants must, as a condition of the City's permit approval, comply with the following:
 - (1) Where five (5) or more Multi-Family dwelling units are constructed on a building site, provide readily accessible areas that serve occupants of all buildings on the site and that are identified for the storage and collection of nonhazardous materials for recycling, including recyclable materials and organic waste materials collected in the City's solid waste collection program, in compliance with provision of adequate space for recycling for Multi-Family premises pursuant

to Section 4.410.2 of the California Green Building Standards Code, 24 CCR, Part 11.

- (2) New Commercial (excluding Multi-Family premises) construction or additions resulting in an increase of 30% or more of the floor area shall provide readily accessible areas identified for the storage and collection of nonhazardous materials for recycling, including recyclable materials and organic waste materials collected in the City's solid waste collection program, in compliance with provision of adequate space for recycling for Commercial premises pursuant to Sections 5.410.1 and 5.410.1.2 of the California Green Building Standards Code, 24 CCR, Part 11 as may be amended provided amended requirements are more stringent than the CALGreen requirements for adequate recycling space effective January 1, 2020. Section 5.410.1.2 of the California Green Building Standards Code, 24 CCR, Part 11 references the space allocation sample ordinance developed pursuant to Chapter 18, Part 3, Division 30 of the California Public Resources Code, known as the California Solid Waste Reuse and Recycling Access Act of 1991, which took effect in the City September 1, 1993 as the City did not adopt an alternate ordinance.

Section 4.

Chapter 18 (Model Water Efficient Landscape Ordinance) of Title 7 (Building Regulations) of the Yuba City Municipal Code is hereby added to read as follows:

Sec. 7-18.01. Model Water Efficient Landscape Ordinance requirements.

- (a) "Model Water Efficient Landscape Ordinance" or "MWELo" refers to the Model Water Efficient Landscape Ordinance, 23 CCR, Division 2, Chapter 2.7, which is adopted herein by reference, as is now in effect or may hereafter be amended.
- (b) Property owners or their building or landscape designers, including anyone requiring a building or planning permit, plan check, or landscape design review from the City, who are constructing a new (Single-Family, Multi-Family, public, institutional, or Commercial) project with a landscape area greater than 500 sq. ft, or rehabilitating an existing landscape with a total landscape area greater than 2,500 sq. ft, shall comply with Sections 492.6(a)(3), (B), (C), (D), and (G), as may be amended, of the MWELo as delineated in this Section.
- (c) The following soil amendment, compost, and mulch use requirements that are part of the MWELo are now also included as requirements of this ordinance. Other requirements of the MWELo are in effect and can be found in 23 CCR, Division 2, Chapter 2.7.
- (d) Property owners or their building or landscape designers that meet the threshold for MWELo compliance outlined in Section 7-18.01(b) above shall comply with Sections 492.6 (a)(3), (B), (C), (D), and (G), as may be amended, of the MWELo, which requires the submittal of a landscape design plan with a soil preparation, mulch, and amendments section to include the following:
 - (1) For landscape installations, soil amendments shall be incorporated according to recommendations of the soil management report per Section 492.5 of the MWELo and what is appropriate for the plants selected.

- (2) For landscape installations, compost at a rate of a minimum of 4 cu. yd per 1,000 sq. ft of permeable area shall be incorporated to a depth of 6 in into the soil. Soils with greater than 6 percent organic matter in the top 6 in of soil are exempt from adding compost and tilling.
- (3) For landscape installations, a minimum 3-in layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife up to 5 percent of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such.
- (4) Organic mulch materials made from recycled or post-consumer materials shall take precedence over inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available. Organic mulches are not required where prohibited by local fuel modification plan guidelines or other applicable local ordinances.
- (e) The MWELo compliance items listed in this Section are not an inclusive list of MWELo requirements; therefore, property owners or their building or landscape designers that meet the threshold for MWELo compliance outlined in Section 7-18.01(b) shall consult the full MWELo for all requirements.

Section 5.

Chapter 3 (Mandatory Refuse Collection Services) of Title 6 (Public Works) of the Yuba City Municipal Code is hereby amended to read in its entirety as follows:

CHAPTER 3. MANDATORY REFUSE COLLECTION SERVICES

Sec. 6-3.01. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- (a) "Collector" shall mean the refuse disposal company with whom the City has contracted to provide the residents and property owners of the City with refuse collection services. There may be more than one collector for said services.
- (b) "Director" shall mean the ~~Administrative Services~~Public Works Director of the City of Yuba City, or his/her authorized agent(s).
- (c) "Nuisance" shall mean the accumulation and existence of refuse on any private premises, on, in, or upon any street, alley, or other public place within the City may be declared to be a nuisance. No person who owns, controls, or occupies any premises in the City shall cause, permit or allow any such nuisance to exist thereon.
- (d) "Organic Waste" means wastes containing material originating from living organisms and their metabolic waste products, including but not limited to food, green material, landscape and pruning waste, organic textiles and carpets, lumber, wood, paper products, printing and writing paper, manure, biosolids, digestate, and sludges or as otherwise defined in 14 CCR Section 18982(a)(46). Biosolids and digestate are as defined by 14 CCR Section 18982(a).

(ed) "Owner" shall mean and shall conclusively be deemed to be the legal owner of any property subject to this chapter.

(ef) "Refuse" shall mean garbage and other refuse including, without limitation:

- (1i) Accumulations of animal, fruit, or vegetable matter, including fats, oils, and grease, that attend the preparation, use, cooking, dealing in, or storage of meat, fish, fowl, fruits, or vegetables, which may collectively be known as "organic waste and containers originally used for foodstuffs;"
- (2ii) Lawn and garden refuse such as leaves, grass cuttings, roots, and weeds from which the soil has been removed, trimmings from trees or shrubs, plants, and similar materials;
- (3iii) Rubbish and trash such as paper, rags, cardboard, fiber, metal, glass, cartons, containers, boxes, bottles or jars, containers originally used for foodstuffs, and other articles or materials of a similar nature normally discarded as household or business refuse; and
- (4iv) Other trash and rubbish other than debris which has resulted from the construction activities or demolition of structures. Debris resulting from construction or demolition shall be disposed of in accordance with Section 6-3.16.sod, rocks, concrete, bricks and similar solid material, plaster or dirt.

"Refuse" shall not include large appliances or furniture or chemicals of a type which must be disposed of in a Class I landfill.

(gf) "Refuse collection area" shall mean that space on the premises where refuse is deposited by occupants and where said refuse is stored until it is transferred into or onto a collection vehicle and removed from the premises.

~~(g) "Standard container" shall mean a can made of metal or other nonbreakable watertight material with a close fitting cover, cover handle and side handles, of not more than 35 gallons net capacity.~~

~~(h) "Cart" shall mean an 85-gallon or larger container with wheels supplied by the collector(s).~~

(hi) "Report" shall mean the report of delinquent accounts compiled by the collector(s) and submitted to the Director on a ~~monthly~~ annual basis, ~~and~~ consisting of all delinquent accounts ~~; all accounts~~ not less than 30 days delinquent.

(i) "Solid Waste" has the same meaning as defined in State Public Resources Code Section 40191, which defines Solid Waste as all putrescible and non-putrescible solid, semisolid, and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, dewatered, treated, or chemically fixed sewage sludge that is not Hazardous Waste, manure, vegetable or animal solid and semisolid wastes, and other discarded solid and semisolid wastes, with the exception that Solid Waste does not include any of the following wastes:

- (1) Hazardous Waste.
- (2) Radioactive waste regulated pursuant to the State Radiation Control Law (Chapter 8 (commencing with Section 114960) of Part 9 of Division 104 of the State Health and Safety Code).
- (3) Medical waste regulated pursuant to the State Medical Waste Management Act (Part 14 (commencing with Section 117600) of Division 104 of the State Health and

Safety Code). Untreated medical waste shall not be disposed of in a Solid Waste landfill, as defined in State Public Resources Code Section 40195.1. Medical waste that has been treated and deemed to be Solid Waste shall be regulated pursuant to Division 30 of the State Public Resources Code.

- (4) Recyclable Materials, Construction and Demolition (C&D) debris, Organic Waste, or other salvageable materials only when such materials are Source Separated from Solid Waste at the site of generation.

Sec. 6-3.02. Collection by the City.

All refuse accumulated in the City shall be collected, conveyed, and disposed of by the City, its duly authorized agents and employees, or by the collector(s) with whom the City may contract or have contracted for the collection, conveyance, and disposal of refuse. The City and such contractor or contractors and their employees shall, except as otherwise provided in this chapter, have the exclusive right to collect, convey, and transport in all refuse, along or over the public streets, alleys, and highways in the City ~~all refuse~~. This section shall not prohibit transportation of refuse over public ways within the City by collectors authorized by the Sutter County Health Officer to serve County areas adjacent to the City limits or as permitted for self-haul.

Sec. 6-3.03. Use of City's collection service required.

The periodic collection of refuse from all places in the City benefits all occupants of places and premises in the City and promotes and protects the health, safety, and welfare of all residents of the City. Therefore, refuse collection services provided by the collector(s), City, or its authorized agents, are mandatory for all owners of property within the City in or from which refuse is created, accumulated, or produced; ~~provided~~, however, ~~that~~ there may be joint or multiple use of refuse containers in certain circumstances.

It is unlawful for any person other than the collector(s) or employees of the City to collect, remove, or dispose of refuse within the City on a regularly scheduled basis for compensation; ~~provided~~, however, ~~that~~ nothing contained herein shall prevent the use of garbage-disposal devices as provided in the Uniform Plumbing Code.

- (a) Fats, oils, and grease shall not be disposed of through the use of garbage-disposal devices nor shall they be permitted to enter the City's wastewater-collection system.

Sec. 6-3.04. Appeals.

- (a) An owner may appeal the mandatory collection of refuse in accordance with Section 6-3.03 by filing with the Director a written request within 15 days of receiving notice from the City or its authorized agent or collector(s) that refuse service is required on the owner's property. The appeal shall set forth a statement of the action desired by owner and list the reasons for the desired action.
- (b) Qualifying criteria for an appeal will include an alternative legal method of disposing of refuse or complete recycling of all existing refuse. Sections 6-3.06 and 6-3.14 of this chapter shall also be included as part of the criteria in evaluating an appeal from mandatory collection.
- (c) The disposal of refuse via an alternative method shall not include hauling to a landfill, nor disposing of refuse at another person's property or a place of business/employment (unless the owner's address serves as both his/her residence and business location).

~~(d) Accommodation for Physical handicaps/disabilities which are~~ interfering with transporting refuse containers to the curbside shall be worked out with the collector.

~~(a)(e) Sections 6-3.06 and 6-3.14 of this chapter shall also be included as part of the criteria in evaluating an appeal from mandatory collection.~~ The appeal shall be acted upon by the Director within ten (10) days after the date of filing. The Director's determination shall be final and cannot be appealed.

Sec. 6-3.05. Owner responsible for refuse collection.

The owner of any property within the City in or from which refuse is created, accumulated, or produced shall subscribe to and pay for refuse collection service rendered to such property by the collector(s) and shall provide ~~at a location specified in the City's agreement with the collector(s)~~ an adequate container or containers for deposit of refuse at a location specified in the City's agreement with the collector(s). The necessity for and type of refuse collection service required, the type of containers to be utilized/provided, and the rates to be charged for refuse collection services shall be established by agreement between the City and the collector(s) or by Rresolution adopted by the City Council.

Nothing in this section is intended to prevent an arrangement, or the continuance of an existing arrangement, under which payments for refuse collection service are made by a tenant, ~~or~~ tenants, or any agent, on behalf of the owner; h. However, any such arrangement will not affect the owner's obligation to the City or to the collector(s) for the payment for such service.

Sec. 6-3.06. Prohibition.

- (a) No person who owns, controls, or occupies any premises shall permit refuse to accumulate for a period in excess of the period provided in this chapter or in rules and regulations adopted pursuant hereto, and no such person shall, following notice thereof, fail, decline, or neglect to place refuse within refuse containers as provided in this chapter and in accordance with the rules and regulations established pursuant to this chapter.
- (b) No person shall throw, deposit, or leave any refuse, or permit the same to be thrown, deposited, or left on the property or premises of another without the knowledge and prior permission of the owner thereof.
- (c) No owner of real property located in the City shall knowingly permit or countenance his/her tenants while in occupation of such property to throw, deposit, or leave any refuse upon the property or premises of another.
- (d) No person shall throw, deposit, or leave any refuse, or, being in possession or control of any refuse, shall permit the same to be thrown, buried without being properly licensed to do so, deposited, or left in or upon any street or other public place in violation of this chapter or the rules and regulations established pursuant to this chapter.
- (e) No person shall use burning as a method of refuse disposal except in accordance with Feather River Air Quality Management District requirements and procedures, where a permit has been obtained as provided in Title 4, Chapter 5, Section 4-5.02 of the Yuba City Municipal Code.

Sec. 6-3.07. Responsibility for providing container.

The collector shall make available, and Eevery owner, occupant, manager, or person in control of the premises of any dwelling unit or units, or of any place of business or institution

within the City where refuse accumulates, shall provide or cause to be provided a sufficient number of containers of adequate size to accommodate all refuse accumulated on the premises between collection days. The occupant, manager, or person in control of the premises shall be primarily responsible for providing the required containers of adequate size. Making arrangements with the collector(s) to provide for a container shall meet the requirement of this section.

Sec. 6-3.08. Failure to initiate service or to provide sufficient refuse containers.

When an owner fails to request adequate refuse collection service within 15 days of occupancy of a property, the collector(s) will give the owner written notification that such service is required. If service is not requested by the owner within 15 days from the date of the mailing of the notice, the collector(s) may initiate and continue refuse service for said property at the owner's expense.

When, in the judgment of the collector(s), additional refuse containers are required, they shall be provided at the owner's cost upon written notification from the collector(s). If the required additional containers are not requested by the owner within 30 days from the date of the mailing of the notice, the collector(s) may provide the required containers at a cost established pursuant to agreement between the City and the collector(s) or pursuant to rules and regulations adopted hereunder. Such cost may be added to the collection fees.

Sec. 6-3.09. Garbage and refuse container requirements.

~~All containers and carts for refuse shall be in accordance with the City- and collector agreement and shall be supplied by the collector(s) so that they shall be capable of being emptied by standard collection equipment. All containers shall comply with the requirements of Senate Bill 1383 (Health and Safety Code §§ 39730.5, 39730.6, 39730.7, and 39730.8 and Public Resources Code Chapter 13.1, Part 3 of Division 30, "SB 1383"). The color, labelling, type and character of all such containers shall be compliant with the requirements of SB 1383, and the provision of such containers shall be performed by the City or its designated collector(s) in compliance with implementation timeframes specified in SB 1383.(a) — Any one standard container to accommodate refuse shall not exceed 35 gallons in capacity and 50 pounds in weight, including contents. Carts may be 85 gallons or larger in capacity and up to 200 pounds in weight including the contents and shall be supplied by the collector(s), so that they shall be capable of being emptied by standard cart equipment. Standard containers and carts shall be constructed of metal or other durable watertight materials, and shall be equipped with handles and a cover sufficient to prevent odors from escaping the container, flies and other insects from reaching or coming in contact with refuse, and the contents from being blown away.~~

~~(b) Refuse may, with Sutter County Health Officer approval, be placed for collection in sturdy, grease-resistant, waterproof, nonreturnable bags which are specifically designed for refuse disposal. Said bags shall be securely tied to prevent spillage.~~

~~(c) Refuse bins, drop boxes and proprietary containers, any of which may vary in capacity from one to 50 yards, shall conform to the following requirements:~~

~~(1) Containers shall be constructed of substantial materials such as rolled steel, forms and plate.~~

~~(2) Containers where putrescible waste is deposited shall have self-closing doors or covers which are flyproof and such doors or covers shall remain closed except during loading and unloading.~~

~~(3) Containers where refuse is deposited and which are equipped with covers shall remain closed except during loading and unloading. Containers which are not equipped with covers should be stored in a refuse collection area screened from view from the public streets and from adjacent property by a sight barrier of not less than six ft. high or not less than the height of the container, whichever is greater. This sight barrier may be met by locating the refuse collection area completely within a building or by erecting a structure such as a wall or fence especially for this purpose. The intent of this subsection is to safeguard health and public welfare by preventing refuse from scattering and being blown away.~~

~~(d) The use of oil drums as refuse containers is prohibited.~~

Sec. 6-3.10. Placement of containers for collection.

Containers shall be placed at street-side for collection at ground level of the property, not within the right-of-way of a street or alley, and accessible to and not more than 2 two ft. from the curb or sidewalk on the side of the street from which collection is to be made. Containers are to be placed at street-side for collection within 12 hours of the time of collection and shall be removed within 12 hours after collection service is rendered.

Sec. 6-3.11. ~~Cuttings~~[Reserved]. ~~Tree limbs, branches, hedge cuttings, leaves, and similar materials may also be disposed of by placing them in refuse containers in such a manner that the lid can be secured and contents may be readily emptied. Larger branches from tree and shrub trimmings may also be placed on the ground at the place of collection, providing they are neatly stacked and securely tied into bundles three 3 ft. or less in length and not more than 50 pounds in weight. In addition, said materials may be bagged and placed beside the garden refuse container.~~

Sec. 6-3.12. Content of containers.

Contents of containers shall be limited to refuse as defined in Section 6-3.01 herein, except as hereinafter qualified. Refuse disposal shall be in accordance with the City and collector agreement(s) and all applicable state regulations.

- (a) ~~Garbage~~Organic Waste. Organic Wastes which are specifically accepted at the collector's approved organic materials processing facility. Food wastes or animal feces must be thoroughly drained and securely wrapped to prevent leakage, odor, and access to flies and animals.
- (b) ~~Refuse~~Solid Waste. As defined in California Public Resources Code, Division 30, Part 1, Chapter 2, §40191 and regulations promulgated hereunder. Excluded from the definition of Solid Waste are exempt waste, source separated construction and demolition debris, Recyclable Materials, Organic Materials, and radioactive waste. Feathers and ashes must be dampened and securely wrapped, and vacuum cleaner sweepings must likewise be securely wrapped.
- (c) ~~Cuttings~~Recyclable Materials. Those materials which are capable of being recycled, which shall include, but not be limited to: newspaper (including inserts); mixed paper (including magazines, catalogs, envelopes, junk mail, corrugated cardboard, brown bags and paper, paperboard, paper egg cartons, office ledger paper, and telephone books); glass containers; aluminum beverage containers; pie tins; tin cans; bi-metal containers; and #1-7

plastics (except for plastic bags, film plastic, packaging peanuts, and foam packaging).~~Grass, trees, shrub and flower trimmings, leaves and weeds must be contained as set forth in Section 6-3.11.~~

Sec. 6-3.13. Prohibited materials.

Unless written approval is granted by the Sutter County Health Officer, the following materials are prohibited in refuse set out for collection: ~~a~~Ammunition₁; explosives₁; industrial wastes₁; chemicals₁; pathological₁; toxic₁ and radioactive waste₁; acids₁; drugs₁; medicines₁; ~~human feces~~; unwrapped ~~animal~~ feces₁; and items too large for the collection equipment or which may damage the collection machinery such as large pieces of metal, machine parts, logs₁ and tree stumps.

Sec. 6-3.14. Accumulation limitation.

No person who owns, controls₁ or occupies any premises shall permit refuse to accumulate for a period in excess of one (1) calendar week, or fail, refuse₁ or neglect to place such refuse for collection in accordance with schedules established therefor and; the provisions of this chapter and rules and regulations established pursuant thereto.

Sec. 6-3.15. Administration of collection service.

The Director shall administer the provisions of this chapter. In carrying out this responsibility, the Director~~he/she~~ shall have the following powers and duties:

- (a) Establish rules and regulations consistent with this chapter governing storage, collection₁ and disposition of refuse, including the determination of standards and specifications for approved containers and placement of containers₁. The rules may permit special containers or bins where the quantity or nature of the material to be collected so requires.
- (b) Establish additional rules and regulations consistent with this chapter as may be necessary, reasonable₁ and proper to effect the sanitary, expedient, economical₁ and efficient collection, removal₁ and disposal of refuse.
- (c) Establish the routes, hours₁ and days of collection₁; ~~and he/she~~the Director may change the same as ~~he/she~~the Director deems necessary and shall give notice of such routes, hours, days₁ and changes as seems advisable.

Sec. 6-3.16. Removal of building scraps.

All owners, contractors₁ and builders of structures shall₁ both during construction and demolition and upon the completion of construction or demolition of any such structure₁ gather up and haul away at their sole cost and expense all refuse of every nature, description₁ or kind which has resulted from the construction activities or demolition of structures, including all lumber scraps, shingles, plaster, brick, stone, concrete₁ and other building materials, and shall return the lot and all nearby premises utilized in connection with such construction activities ~~to in~~ a sightly condition. Whenever possible, said materials shall be separated for recycling and disposal per CALGreen Building Standards.

Sec. 6-3.17. Payment for services rendered.

- (a) All billing for refuse collection shall be coordinated and administered by the collector(s); all charges shall become delinquent if not paid within 30 days after the date due (as stated on the refuse collection bill).
- (b) If the bill remains unpaid after the date of delinquency, the collector(s) shall be entitled to a delinquency fee. However, said delinquency fee shall not be assessed until 15 days after notification of the delinquency to the owner and recipient of service. The form and content of the delinquency notice sent by the collector(s) and the delinquency fee shall be approved by the City. Said notice shall notify the owner of the fees imposed and the process for collection of delinquent charges. If a tenant is delinquent, the owner shall receive all such delinquency notifications.
- (c) Collector(s) may assign to the City at expiration of the 30-day period any delinquent bills for hearing and lien proceedings. The collector(s) will compile said assignments into a report of delinquent accounts which will be submitted to the Director on an annual-monthly basis~~annual basis~~.
- (d) Upon receipt by City of the report from the collector(s), and at the convenience of the City, the Finance Director shall fix a time, date, and place for holding a hearing with respect to the report and any appeals, protests, or objections thereto. The City Clerk shall cause notice of the time and place of the hearing to be mailed to the owner not less than ten (10) days prior to the date of the hearing. At the hearing, the Director shall hear and consider all appeals, objections, and protests, if any, to said report referred to in said notice. Upon conclusion of the hearing, the Director may adopt, revise, change, reduce, or modify any charge or charges or overrule any or all objections and shall make a determination upon the charge or charges as described in said report. The Director's determination shall be final and cannot be appealed.
- (e) After the conclusion of the hearing process, and upon confirmation of the report by the Finance Director, the Finance Director shall initiate proceedings to create a lien on the real property to which the refuse collection has been rendered according to Government Code § 25831. The Finance Director is authorized by these provisions to declare that delinquency charges and penalties on refuse collection accounts, as set forth in the report by the collector(s), when recorded shall, after notice and hearing provided herein, be collected on the property tax roll. An administrative fee may be added to the lien amount in accordance with the "Fee and Service Charge—Revenue/Cost Comparison System" of the Yuba City Municipal Code. Chapter 8 (User Fee Recovery System) of Title 3 (Finance) of this Code.

Sec. 6-3.18. Agreements, rules, and regulations.

The City Council may, by agreement with the collector(s) or by separate Resolution, implement rules and regulations to carry out and promote the provisions of this chapter. Such agreements, rules, and regulations may set forth the time of collection of refuse, the rates to be charged for such collection, the time for payment of such rates, the size of containers to be utilized, the manner in which such containers or bundles of refuse are to be placed for collection and such other matters as may be necessary or appropriate to effect the provisions of this chapter.

Sec. 6-3.19. SB 1383 inspections and enforcement.

(a) Definitions. The following words, terms and phrases, only when used in this Chaptersection, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- (1) "City Enforcement Official" shall mean the City Manager, department director, or other executive in charge or their authorized Designee(s) who is/are partially or wholly responsible for enforcing this ordinance.
- (2) "Commercial Business" or "Commercial" shall mean a firm, partnership, proprietorship, joint-stock company, corporation, or association, whether for-profit or nonprofit, strip mall, industrial facility, or a Multi-Family Residential Dwelling, or as otherwise defined in 14 CCR Section 18982(a)(6). A multi-family residential dwelling that consists of fewer than five (5) units is not a Commercial Business for purposes of implementing this section.
- (3) "Compliance Review" shall mean a review of records by the City to determine compliance with this section.
- (4) "Designee" shall mean an entity that the City contracts with or otherwise arranges to carry out any of the City's responsibilities of this section as authorized in 14 CCR Section 18981.2. A Designee may be a government entity, a private entity, or a combination of those entities.
- (5) "Enforcement Action" shall mean an action of the City to address non-compliance with this section including, but not limited to, issuing administrative citations, fines, penalties, or using other remedies.
- (6) "Inspection" shall mean a site visit where the City reviews records, containers, and an entity's collection, handling, recycling, or landfill disposal of materials to determine if the entity is complying with requirements set forth in this section.
- (7) "Multi-Family Residential Dwelling" or "Multi-Family" shall mean of, from, or pertaining to residential premises with five (5) or more dwelling units.
- (8) "Notice of Violation (NOV)" shall mean a notice that a violation has occurred that includes a compliance date to avoid an action to seek penalties, or as otherwise defined in 14 CCR Section 18982(a)(45) or further explained in 14 CCR Section 18995.4.
- (9) "SB 1383" shall mean Senate Bill 1383 of 2016 approved by the Governor on September 19, 2016, which added Sections 39730.5, 39730.6, 39730.7, and 39730.8 to the California Health and Safety Code, and added Chapter 13.1 (commencing with Section 42652) to Part 3 of Division 30 of the California Public Resources Code, establishing methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants as amended, supplemented, superseded, and replaced from time-to-time.
- (10) "SB 1383 Regulations" shall mean or refer to, for the purposes of this section, the Short-Lived Climate Pollutants: Organic Waste Reduction regulations developed by CalRecycle and adopted in 2020 that created 14 CCR, Division 7, Chapter 12 and amended portions of regulations of 14 CCR and 27 CCR.

(11) "Single-Family" shall mean of, from, or pertaining to any residential premises with fewer than five (5) units.

(b) Inspections and investigations by the City.

(1) City representatives and/or City-designated entities, including Designees, are authorized to conduct inspections and investigations, at random or otherwise, of any project site, collection container, or collection vehicle loads to confirm compliance with this section by Commercial Businesses (including Multi-Family Residential Dwellings), property owners, building/demolition/landscaping contractors, or any other entities subject to applicable laws. This section does not allow City representatives and/or City-designated entities, including Designees, to enter the interior of a private residential property for inspection (e.g., a fenced or gated private property yard or area).

(2) Regulated entity shall provide or arrange for access during all inspections (with the exception of residential property interiors) and shall cooperate with the City's employee or its designated entity/Designee during such inspections and investigations. Such inspections and investigations may include confirmation of proper solid waste collection services, proper placement of materials in containers, records, or any other requirement of this section described herein. Failure to provide or arrange for (i) access to an entity's premises or (ii) access to records for any inspection or investigation is a violation of this section and may result in penalties described in Section 6-3.19(c).

(3) Any records obtained by the City during its inspections and other reviews shall be subject to the requirements and applicable disclosure exemptions of the Public Records Act as set forth in Government Code Section 6250 et seq.

(4) City representatives, City-designated entities, and/or Designees are authorized to conduct any inspections or other investigations as reasonably necessary to further the goals of this section, subject to applicable laws.

(5) The City shall receive written complaints from persons regarding an entity that may be potentially non-compliant with this section, including receipt of anonymous complaints.

(c) Enforcement.

(1) Violation of any provision of this section shall constitute grounds for issuance of a Notice of Violation and assessment of a fine by a City Enforcement Official or representative. Enforcement Actions under this section are issuance of an administrative citation and assessment of a fine in accordance with Chapter 8 (Nuisances) of Title 4 (Public Safety) of this Code. The City's procedures on nuisance enforcement and administrative penalties are hereby incorporated in their entirety, as modified from time-to-time, and shall govern the imposition, enforcement, collection, and review of administrative citations issued to enforce this section and any rule or regulation adopted pursuant to this section, except as otherwise indicated in this section. Administrative penalties shall be as per the fee schedule established in Section 6-3.19(c)(4).

(2) Other remedies allowed by law may be used, including civil action or prosecution as misdemeanor or infraction. The City may pursue civil actions in the California courts to seek recovery of unpaid administrative citations. The City may choose to delay court action until such time as a sufficiently large number of violations or cumulative size of violations exist such that court action is a reasonable use of City staff and resources.

(3) Responsible entity for enforcement.

(i) Enforcement pursuant to this section may be undertaken by the City Enforcement Official(s) or their designated entity, legal counsel, or combination thereof.

(ii) City Enforcement Official(s) will interpret the Code, determine if violation(s) have occurred, implement Enforcement Actions, and determine if compliance standards are met.

(iii) City Enforcement Official(s) may issue Notices of Violation(s).

(4) Penalty amounts for violations.

The penalty levels are as follows:

(i) For a first violation, the amount of the base penalty shall be \$50 per violation.

(ii) For a second violation, the amount of the base penalty shall be \$100 per violation.

(iii) For a third or subsequent violation, the amount of the base penalty shall be \$250 per violation.

(6) Education period for noncompliance. Upon adoption and enactment of this section by the City and through December 31, 2023, City will conduct inspections and Compliance Reviews, depending upon the type of regulated entity, to determine compliance. If the City determines that a Commercial Business (including Multi-Family Residential Dwellings), property owner, building/demolition/landscaping contractor, or other entity is not in compliance, it shall provide educational materials to the entity describing its obligations under this section and a notice that compliance is required by adoption and enactment of this section and that violations may be subject to administrative civil penalties starting on January 1, 2024.

(7) Civil penalties for noncompliance. Beginning January 1, 2024, if the City determines that a Commercial Business (including Multi-Family Residential Dwellings), property owner, building/demolition/landscaping contractor, or, other entity is not in compliance with this section, it shall document the noncompliance or violation, issue a Notice of Violation, and take Enforcement Action pursuant to this section, as warranted.

Sec. 6-3.~~2019~~. Violation a misdemeanor.

Every person, firm, or corporation violating any of the provisions of this chapter ~~may~~shall be deemed guilty of a misdemeanor and shall be subject to the penalty provision set forth in ~~Chapter 2~~, Section 1-2.01 of ~~the Yuba City Municipal~~this Code.

Sec. 6-3.21. Delegation of duties to Regional Waste Management Authority; incorporation of Authority's SB 1383 program implementation; interpretation.

The Regional Waste Management Authority ("Authority") is a duly formed joint powers authority pursuant to Government Code §6500 et seq. of which the City is a member. The Authority serves as (i) the responsible agency the preparation and submission of regional planning documents and annual reports and coordination of waste diversion programs pursuant to Assembly Bill 939 and the corresponding regulations in Title 14 of the California Code of Regulations, Division 7, Chapter 9, and (ii) the responsible agency to coordinate, administer and/or implement compliance with and enforcement of SB 1383 on behalf of each joint powers member, including the City.

The Authority is hereby designated as the City's "Designee" to carry out any of the City's responsibilities under SB 1383 as authorized in 14 CCR Section 18981.2, to the extent such responsibilities are further specified and delegated to Authority pursuant to its formational instruments, resolutions, ordinances and policies, as may be amended from time-to-time ("Authority Programs"). The Authority Programs are hereby adopted by reference into this Chapter and made a part hereof.

In interpreting this Chapter in conjunction with the Authority Programs, in the event of any conflict between this Chapter and Authority Programs that cannot be reasonably harmonized through the application of lawful principles of statutory or contract construction, the terms of the Authority Programs shall control with respect to all issues specific to the regulation of organic and food waste collection and disposal.

~~Sec. 6-3.20. Repeal.~~

~~All ordinances inconsistent with the provisions of this ordinance are hereby repealed. Such repeal is to be effective concurrent with and simultaneous with the effective date of this chapter.~~

Section 6.

Section 6-4.03 of Chapter 4 (Obstructions in Gutters and Ditches) of Title 6 (Public Works) of the Yuba City Municipal Code is hereby amended to read as follows:

Sec. 6-4.03. - Placement of garden refuse.

No person shall deposit in the public right-of-way any garden refuse, including tree trimmings, shrub trimmings, grass clippings, and similar materials. Garden refuse shall be disposed of in accordance with ~~Chapter 3 of Title 6 Municipal Code Section 6-3.11 -- Cuttings.~~

Section 7.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance and each section,

subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions thereof may be declared invalid or unconstitutional.

Section 8.

This Ordinance shall take effect and be in full force and effect from and after thirty (30) calendar days after its final passage and adoption. Within fifteen (15) calendar days after its adoption, the Ordinance, or a summary of the Ordinance, shall be published once in a newspaper of general circulation.

Introduced and read at a regular meeting of the City Council of the City of Yuba City on the 15th day of February, 2022, and passed and adopted at a regular meeting held on the 1st day of March, 2022.

AYES: _

NOES: _

ABSENT:

ABSTAIN:

Dave Shaw, Mayor

ATTEST:

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

SHANNON CHAFFIN, City Attorney
Aleshire & Wynder, LLC

CITY OF YUBA CITY
STAFF REPORT

Date: March 1, 2022
To: Honorable Mayor & Members of the City Council
From: Development Services Department
Presentation By: Ben Moody, Public Works & Development Services Director

Summary

Subject: 2021-2029 City of Yuba City General Plan Housing Element
Recommendation: A. Conduct a Public Hearing; and
B. Adopt a Resolution of the City Council of the City of Yuba City adopting the revised 2021-2029 City of Yuba City General Plan Housing Element and associated Addendum to the General Plan Environmental Impact Report (EIR)
Fiscal Impact: No fiscal impact.

Purpose:

To hold a Public Hearing on the 2021-2029 Housing Element and associated California Environmental Quality Act (CEQA) assessment and approve the same.

Council's Strategic Goal:

This proposal aligns with the City Council's infrastructure and quality of life goals.

Background:

The updated Housing Element is required to be adopted by May 15, 2021. Per SB 375, there is a 120-day grace period that requires the City to adopt the Housing Element by September 12th in order to stay on an 8-year update cycle. Staff from the Development Services Department and consultants from PlaceWorks provided the Planning Commission and the public with an overview of the Housing Element process and contents at a Public Hearing on April 28, 2021.

The Public Review Draft Housing Element was made available on the City's website on June 14, 2021 and submitted to HCD for an initial 60-day review on June 15, 2021. Comments from HCD on the draft were received in late July. In response to these comments, a revised draft was submitted to HCD on July 30, 2021. HCD provided the City with a letter dated August 12, 2021, that acknowledges the revisions submitted on July 30, 2021, and outlines additional, minor revisions needed to meet statutory requirements. These revisions are included in the attached Housing Element.

On September 7, 2021, the City Council adopted the 2021-2029 Housing Element, and it was submitted to HCD for a 90-day review period. As part of that review process, HCD provided the City

with a letter on December 10, 2021 that requested minor edits to the Housing Element prior to certification. The revisions include actions that significantly and meaningfully affirmatively further fair housing (AFFH) to overcome identified patterns and trends. This includes adding place-based strategies for community preservation, revitalization and displacement protection.

The revised 2021-2029 Housing Element must be approved and adopted by the City Council prior to certification. Upon confirmation of the documents' compliance, HCD will issue a letter to this effect; at this point, the document is said to be "certified".

Analysis:

The purpose of a General Plan Housing Element is to identify current and projected housing needs, and set goals, policies, and programs to address those needs. Housing Elements are required to be updated on eight-year cycles and are subject to the review and approval of the State Housing and Community Development Department (HCD). The proposed 2021–2029 Housing Element will replace the existing 2013-2021 Housing Element that was adopted in 2014 and serve as the City of Yuba City's guiding policy document to meet future housing needs for all of the City's economic levels.

Environmental Determination:

An addendum to the City's General Plan Environmental Impact Report (EIR), certified in February 2004 (State Clearinghouse Number 2001072105) was prepared to evaluate the environmental impact of the proposed update to the City's Housing Element (Project). This addendum demonstrates that the analysis contained in that EIR adequately addresses the potential physical impacts associated with implementation of the proposed 2021–2029 Housing Element and that none of the conditions described in California Environmental Quality Act (CEQA) Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

Under CEQA Guideline Section 15164, an addendum to an EIR may be prepared if "...only minor technical changes are required or if none of the conditions identified in Guideline Section 15162 are present." The proposed Housing Element has been evaluated for significant impacts pursuant to Section 15164. Policies included in the Element are designed to bring the City into compliance with state law, or to increase the availability of housing sites. In the absence of substantial evidence to support a fair argument that the project changes may result in significant environmental impacts not previously studied, an addendum to an EIR is appropriate. The discussion in the addendum is meaningfully different than a determination that a project is "exempt" from CEQA review, as the proposed 2021–2029 Housing Element update is not exempt. Rather, the determination here is that the potential impacts of the proposed 2019-2028 Housing Element were adequately evaluated in the previous EIR and that the EIR provides a sufficient and adequate analysis of the environmental impacts of the proposed 2021–2029 Housing Element.

Fiscal Impact:

No fiscal impact.

Alternatives:

1. Deny adoption of the 2021-2029 Housing Element
2. Provide staff with direction on modifications to the proposed Housing Element Update.

Recommendation:

A. Conduct a Public Hearing; and

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

Attachments:

1. City Council Resolution
2. Exhibit A: Revised 2021-2029 City of Yuba City General Plan Housing Element
3. Revised Addendum to the City of Yuba City General Plan EIR
4. Letter from HCD to the City of Yuba City dated December 10, 2021
5. Letter from HCD to the City of Yuba City dated August 12, 2021

Prepared By:

Ashley Potočník
Assistant Planner

Submitted By:

Diana Langley
City Manager

ATTACHMENT 1

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
ADOPTING THE REVISED 2021-2029 CITY OF YUBA CITY GENERAL PLAN
HOUSING ELEMENT AND ASSOCIATED ADDENDUM TO THE GENERAL
PLAN ENVIRONMENTAL IMPACT REPORT (EIR)**

WHEREAS, the California Legislature has determined that the availability of housing is a matter of statewide importance and that cooperation between government and the private sector is critical to attainment of the State's housing goals; and

WHEREAS, California Government Code Section 65588(b) requires the City of Yuba City to periodically prepare and update to the Housing Element of its General Plan; and

WHEREAS, as provided in Government Code Section 65350 et. seq., this 2021-2029 Housing Element constitutes a General Plan Amendment ("Project"); and

WHEREAS, the City of Yuba City prepared the draft 2021-2029 Housing Element in accordance with California Housing Element Law (Government Code section 65580 et seq.); and

WHEREAS, California Government Code Section 65583 requires that the Housing Element Update contain: (i) an assessment of the City's housing needs and an analysis of the resources and constraints, both governmental and non-governmental, relevant to the meeting of these needs; (ii) an inventory of land suitable and available for residential development and an analysis of the development potential of such sites; (iii) a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; and (iv) programs that set forth a schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing Element Update; and

WHEREAS, the City's share of the regional housing need was established in the Regional Housing Needs Assessment Plan prepared and adopted by the Sacramento Area Council of Governments (SACOG) in March 2020. The allocation establishes the number of new units needed, by income category, to accommodate expected population growth over the planning period of the Housing Element; and

WHEREAS, Housing Element Law requires the Housing Element to identify adequate sites to accommodate the City's Regional Housing Needs Allocation (RHNA) for all income categories, and the Housing Element Update identifies sites that can accommodate housing exceeding the City's RHNA; and

WHEREAS, in accordance with Government Code Section 65585(b), the City on June 14, 2021, submitted a draft Housing Element to the California Department of Housing and Community Development (HCD) and submitted revisions to HCD dated July 30, 2021; and received a letter from HCD dated August 12, 2021 which found that the City's draft Housing Element required revisions to comply with Housing Element Law; and

WHEREAS, the City incorporated each of HCD's specific requirement identified in the August 12, 2021 letter into the City's 2021-2029 Housing Element; and

WHEREAS, the City has determined that the project would not cause any new significant

environmental impacts or substantially increase the severity of significant environmental impacts disclosed in the General Plan EIR. Thus, the proposed project does not trigger any of the conditions in CEQA Guidelines Section 15162 mandating the preparation of a subsequent EIR, and the appropriate environmental document authorized by CEQA Guidelines Section 15164(b) is an addendum; and

WHEREAS, the City has prepared an Addendum to the General Plan EIR for the 2021-2029 Housing Element Update that fully demonstrates that the analysis in the General Plan EIR (State Clearinghouse Number 2001072015), adequately addresses the potential physical impacts associate with implementation of the proposed project, and the proposed project would not trigger any of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 25, 2021, to consider the General Plan EIR Addendum and the 2021-2029 Housing Element Update; and

WHEREAS, after considering all information provided to it, and providing an opportunity to the public to provide public testimony, the Planning Commission recommended the City Council adopt the proposed General Plan EIR Addendum and the 2021-2029 City of Yuba City General Plan Housing Element.

WHEREAS, on September 7, 2021, the City Council conducted a duly noticed public hearing on the project, at which time it received input from City Staff, public comment portion was opened, and public testimony and evidence, both written and oral, was considered by the City Council after which public testimony was closed; and

WHEREAS, on September 7, 2021 the City Council adopted the 2021-2029 City of Yuba City General Plan Housing Element and associated Addendum to the General Plan EIR; and

WHEREAS, on December 10, 2021 the City received a letter from HCD requesting revisions to the previously adopted Housing Element prior to certification; and

WHEREAS, several federal, state, and regional funding programs consider housing element compliance as an eligibility requirement; and

WHEREAS, the revised 2021-2029 Housing Element and associated Addendum must be reviewed and re-adopted by City Council prior to HCD certification; and

WHEREAS, on March 1, 2022, the City Council conducted a duly noticed public hearing on the project, at which time it received input from City Staff, public comment portion was opened, and public testimony and evidence, both written and oral, was considered by the City Council after which public testimony was closed; and

WHEREAS, on March 1, 2022, the City Council re-adopted the 2021-2029 City of Yuba City General Plan Housing Element and associated Addendum to the General Plan EIR.

NOW, THEREFORE, the City Council of the City of Yuba City does resolve as follows:

1. Recitals: The City council hereby finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.

2. CEQA Findings: The City Council adopts an Addendum to the General Plan EIR (State Clearinghouse Number 2001072015) for the 2021-2029 Housing Element Update. The General Plan EIR was previously prepared and certified in February of 2004. The City Council finds that the General Plan EIR adequately addresses the potential physical impacts associated with the proposed updates to the Housing Element of the General Plan as proposed, and the proposed project would not trigger any of the conditions described in the California Environmental Quality Act (CEQA) Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration. In this regard, the the City Council further finds as follows:

- a. No substantial changes are proposed in the project which will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Basis: As discussed in greater detail in the Addendum, the program changes included in the proposed Housing Element are limited to complying with state law, combining programs with similar intent to aid in implementation, or elimination of programs where the City has already completed the identified task. The proposed Housing Element also identifies a number of sites that could potentially accommodate the City's Regional Housing Needs Assessment (RHNA) requirements; however, it would not include any rezoning or general plan amendments at this time. Because the proposed Housing Element would not affect the land use pattern of the City or result in any physical change to the environment, the update to the Housing Element would not result in any new environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR. Environmental review would be performed when changes to zoning and general plan land uses are proposed. All development in Yuba City must be consistent with the General Plan, and if a discretionary action, would also be subject to CEQA.

The proposed changes to the Zoning Code identified in Table 1-1 of the Housing Element represent modification of existing policy to either streamline development that is already allowed or make the code consistent with State law or implement new programs. As all the sites that these modified programs would affect are currently designated for development in the Land Use Element of the General Plan, there would be no change in the physical impact associated with future development. Therefore, policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

- b. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Basis: As discussed previously, the proposed Housing Element programs are similar to the existing policies of the General Plan. The proposed 2021–2029 Housing Element includes 13 amended programs and 10 new programs. As stated previously, these amended and new programs would not result in new significant environmental impacts.

- c. There is no new information, which was not known and could not have been known at

the time of the previous EIR that the project will have significant effects not discussed in the EIR.

Basis: The proposed project would have the same significant impacts as those disclosed in the certified General Plan EIR. The General Plan EIR identified potentially significant impacts for land use, transportation, open space and agriculture, parks and recreation, schools and community facilities, public facilities and utilities, air quality, noise, public safety, hazardous materials, geology, soils and seismicity, biological resources, hydrology, flooding and water quality, and cultural resources. The policies identified in the General Plan

EIR to reduce physical environmental effects would also apply to the proposed project. The proposed Housing Element identifies a number of sites that could potentially accommodate the City's RHNA; however, it would not include any rezoning or general plan amendments. Therefore, the Land Use Element would remain unchanged from the document evaluated in the General Plan EIR until specific sites are selected for development. Physical change to the environment would occur from implementation of the Land Use Element of the General Plan, not the proposed Housing Element. Because the proposed project does not include land use changes and the new and amended programs identified in Table 1-1 would not affect land use patterns in the City or result in physical changes to the environment, there would be no new or more severe significant impacts associated with the proposed 2021–2029 Housing Element.

- d. None of the mitigation measures and alternatives previously determined to be infeasible are now feasible. In addition, no new mitigation measures or alternatives that would substantially reduce one or more significant effect on the environment have been identified.

Basis: The proposed project includes policy-level changes that are limited to complying with State law and would not result in physical changes to the environment that were not disclosed in the General Plan EIR. Moreover, the proposed project would not create new impacts or the need for additional mitigation measures. The policies identified in the General Plan EIR would reduce physical environmental effects associated with future development. These policies in the General Plan EIR would also apply to the 2021–2029 Housing Element. The City is required to adopt a Housing Element, and the element must be reviewed and certified by the Housing and Community Development Department. There is no feasible alternative to adopting a Housing Element. The update to the Housing Element would not result in significant environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR; therefore, there is no need for new mitigation measures or alternatives.

Based upon these findings, and the information within the administrative record, the City Council adopts an Addendum to the General Plan EIR as authorized by CEQA Guidelines Section 15164(b).

3. State Law Compliance: The City Council has considered the recommendation of the Planning Commission and also finds that the 2021-2029 Housing Element of the General Plan substantially complies with Housing Element Law, as provided in Government Code 65580 et seq. and is consistent with the Land Use and other elements of the City's General Plan. The proposed amendments reflect the latest requirements of State Law for housing elements and are consistent with sound planning principles in that the proposed policies and proposed implementing regulation are compatible and ensure that the goals and policies of the General

Plan can be adequately implemented to achieve the community's vision.

4. General Plan Consistency. The City Council has considered the Planning Commission finding regarding General Plan consistency, and likewise finds the proposed 2021-2029 Housing Element complies with the policies of the City's General Plan.
5. Public Benefits. The City Council has considered the Planning Commission finding regarding public benefits, and also finds the proposed 2021-2029 Housing Element is a public benefit.
6. No Detrimental Impact. The City Council has considered the Planning Commission finding that the project will have no detrimental impact, and likewise finds that the proposed 2021-2029 Housing Element will not be detrimental, or cause adverse effects, to adjacent property owners, residents, or the general public.
7. Approval of 2021-2029 Housing Element. Based on the information provided above, the City Council of the City of Yuba City adopts the 2021-2029 Housing Element as set forth in Exhibit A.
8. Effective Date of Resolution. This Resolution shall become effective immediately.

The foregoing Resolution was duly and regularly introduced, passed and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on March 1, 2022 by the following vote:

Ayes:

Noes:

Absent:

Recused:

By order of the City Council of the City of Yuba City.

Dave Shaw, Mayor

ATTEST:

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM:

Shannon L. Chaffin, City Attorney

Exhibit A: 2021-2029 City of Yuba City General Plan Housing Element

EXHIBIT A



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

2021-2029 HOUSING ELEMENT UPDATE

CERTIFICATION DRAFT

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

REVISED JANUARY 2022

RE-ADOPTED TBD; RESOLUTION NO. TBD







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

2021-2029 HOUSING ELEMENT UPDATE

CERTIFICATION DRAFT

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

REVISED JANUARY 2022

RE-ADOPTED TBD; RESOLUTION NO. TBD

Prepared By:

PlaceWorks

101 Parkshore Drive, Suite 112

Folsom, California 95630

t 916.245.7500



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1 Introduction

This is the City of Yuba City's 6th cycle, 2021-2029 Housing Element update. The purpose of the Housing Element is to establish specific goals, policies, and objectives relative to the provision of housing for all economic segments of the community and to adopt an action plan toward this end. State law (Government Code Sections 65580 through 65589) mandates the Housing Element contain the following:

- An assessment of housing needs that includes an analysis of population and housing characteristics, employment and population projections, special housing needs, subsidized rental housing at risk of conversion, future housing construction need (regional housing allocation), and opportunities for energy conservation.
- An analysis of constraints (governmental and non-governmental) to the maintenance, improvement, or development of housing for all income levels.
- An inventory of vacant and underutilized sites by zoning category and General Plan land use designation, with an assessment of the availability of public facilities, and services to those sites.
- A housing strategy containing an evaluation of past program achievements, goals, and policies, and an eight-year schedule of implementing actions with quantified objectives.
- Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

In accordance with state law, the Housing Element has been updated to be consistent and compatible with other General Plan elements. The principles of the General Plan focus on generating and preserving a mix of housing types in all neighborhoods to ensure that Yuba City remains affordable to all economic segments of the community. The City is completing an update to its other General Plan elements concurrently with this Housing Element update. The City will incorporate mandated Environmental Justice goals and policies into existing General Plan elements as they are updated.

Data Sources

The Sacramento Area Council of Governments (SACOG) provided two data packages for the 6th cycle update. Both were approved by the California Department of Housing and Community Development (HCD). These are the primary sources used in this Housing Element for data on population, housing, employment, and income. SACOG's first data package is primarily point-in-time data based off the 2013-2017 U.S. Census American Community Survey (ACS) five-year data and covers Total Population, Total Housing Units, Employment by Industry, Household Characteristics, Housing Stock Characteristics, Disability, Farm Workers, Homeless, and Assisted Units (both at-risk and all other). SACOG's second data package is primarily trend data based off the 2000 Census, the 2010 Census, and Census ACS five-year data products from 2010-2014 and 2014-2018 time spans. These tables are a continuance of the Housing Element data provided to jurisdictions for the 2013-2021 Regional Housing Needs Allocation (RHNA) cycle and in most cases include that prior data with the addition of more recent ACS data. In cases where previous Census tables had been discontinued, other similar Census tables were identified, and data provided wherever possible. Data package two topics include: Population Trend Characteristics (Gender/Age/Race-Ethnicity), Employment by Industry Trends, Household Trends, Household Income Trends, Housing Stock Trends, Disability Trends, Elderly Trends, Large Household and Female-Headed Household Trends, and detailed Homeless Trends.

Where additional data was needed during the preparation of this Housing Element, it was obtained from sources including the California Department of Finance, U.S. Census, ACS, Comprehensive Housing Affordability Strategy (CHAS), HCD, real estate websites, California Department for Developmental Disabilities, Department of Social Services, Community Care Licensing Division, Sutter-Yuba Homeless Consortium Continuum of Care, and the California Housing Partnership Corporation.

Due to differences in sampling methods and sample sizes, the total number of households or total population may show slight differences between data sources. Many tables in this assessment use data from the 2014-2018 ACS. However, other data sources, such as the 2012-2016 CHAS and the California Department of Finance housing survey were used and may show slight differences.

Summary of Population and Housing Characteristics

- The population in Yuba City grew 4 percent between 2010 and 2019, from 64,925 people to 67,536 people. Neighboring jurisdictions of Live Oak and Marysville each grew by 5 percent during that time, while unincorporated Sutter County decreased by 1 percent (California Department of Finance). The annexation of unincorporated land is a factor in the population changes. The estimated 2020 population was 70,458 (California Department of Finance).
- The number of people aged 19 and younger decreased by 7 percent between 2010 and 2018 (20,328 residents to 18,917 residents). During the same time, the population aged 60 and older grew by 22 percent (10,645 residents to 12,965 residents) (U.S. Census, ACS). This may indicate an increased need for housing for seniors.
- In 2018, 43 percent of Yuba City residents identified as White (28,502 residents), 19 percent were Asian (12,390 residents), and 2 percent were African American (1,450 residents). Thirty percent of all residents (19,931 residents) were of Hispanic origin (ACS).
- Between 2010 and 2018, the number of households in Yuba City grew by 5 percent (from 21,550 to 22,572), while the number of housing units only increased by 2 percent (from 23,174 to 23,690) (ACS). Average household size remained approximately the same (2.9 in 2010 and 3.0 in 2018) (California Department of Finance).
- In 2018, the homeowner vacancy rate in Yuba City was 1.5 percent and the rental vacancy rate was 3.5 percent (ACS). According to the Yuba-Sutter Economic Development Corporation, in 2018, the region's vacancy rate was estimated at 8.34 percent, suggesting that housing pressures are higher in Yuba City than in the surrounding region.
- In 2019, 66 percent of the homes in Yuba City were detached single-family, 4 percent were attached single-family, 8 percent were multifamily located in a 2- to 4-unit structure, 18 percent were multifamily located in a 5+ unit structure, and 4 percent were mobile homes or trailers. (California Department of Finance).
- Among lower-income households, 70 percent of renters (6,480 households) and 63 percent of owner-occupied households (1,895 households) are overpaying for housing (paying 30 percent or more of their gross monthly income). This indicates a significant need for housing that is affordable to lower-income groups.

2 Public Outreach

State law requires the City of Yuba City (the City) to solicit public participation during the update of the Housing Element. Public participation assists the City with identifying and analyzing existing and projected housing needs to preserve, improve, and develop housing for all income segments of the community. To meet the requirements of California law, the City has completed public outreach and encouraged community involvement, as described herein.

It should also be noted that the City has several opportunities for public participation with regard to housing and special needs supportive services outside the Housing Element process. The City is a member of the Sutter-Yuba Homeless Consortium and City staff regularly attends the consortium meetings. The Point in Time Count prepared by the Consortium was used in the preparation of the Housing Element. A one-on-one consultation with the Consortium's Executive Director, Johnny Burke was conducted to obtain input for this Housing Element and Consortium members will be invited to the Planning Commission Study Session on April 28, 2021 and included in the distribution list for the Public Draft Housing Element. As a Community Development Block Grant (CDBG) entitlement city, Yuba City annually solicits input from the public regarding housing needs and supportive service needs for special-needs populations. The most recent CDBG Consolidated Plan and Analysis of Impediments to Fair Housing was completed in 2020 and covers the years 2020 – 2024. The City held two public meetings on the CDBG Consolidated Plan and Analysis of Impediments to Fair Housing, however no feedback from the public was received. These efforts collectively provide valuable insight into affordable housing and the housing needs of the homeless and special-needs populations. The City has used the information obtained through these forums in the development of housing policies and programs.

Consultations

In November and December 2020 and March 2021, 13 agencies and organizations were contacted to request their feedback on housing needs in Yuba City. One-on-one interviews were conducted with these 10 organizations:

- St. Andrews Presbyterian Church
- Twin Cities Rescue Mission
- Central Valley Homeless Assistance Veterans Program
- Hands of Hope
- Sutter-Yuba Homeless Consortium
- Regional Housing Authority for Sutter and Nevada Counties
- California Rural Legal Assistance
- Alta California Regional Center
- Sutter-Yuba Mental Health Services
- FREED Center for Independent Living

The stakeholders were asked the following questions:

1. Opportunities and concerns: What three top opportunities do you see for the future of housing in the City? What are your three top concerns for the future of housing in Yuba City?
2. Housing preferences: What types of housing do your clients prefer? Is there adequate rental housing in the City? 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 would you characterize the physical condition of housing in Yuba City? What opportunities do you see to improve housing in the future?
5. 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?
6. How has COVID affected the housing situation?

Through these consultations, the stakeholders expressed several concerns for unmet housing needs and barriers to access housing in Yuba City. Overall, stakeholders identified the lack of affordable housing as a top concern for the future of housing in the city. Lack of affordable housing can exacerbate existing concerns for overcrowding, overpayment, and homelessness. Stakeholders attributed the lack of affordable housing in Yuba City to the housing market influencing rising rents, due in part to the cost of development, which outpaces the ability for residents to access housing. Where affordable rental housing is available, standards to secure housing, such as prior rental history and credit checks, continue to make housing inaccessible for some very low- and extremely low-income households. Additionally, the heightened competition for limited affordable housing puts populations that need assistance in applying for housing, such as seniors or persons with a disability, at a disadvantage. (See Programs H-A-3, H-D-1, H-D-5, H-D-6.)

Stakeholders serving homeless individuals expressed that in addition to the need for affordable housing, persons experiencing homelessness need services to support re-entry to housing situations. To prevent persons re-entering homelessness, access to affordable housing needs to be coupled with substance-abuse services, mental health services, self-sufficiency education, and job opportunities. Additionally, service providers emphasized the importance of homeless prevention programs and services that keep vulnerable populations housed, such as extremely low-income households and seniors and persons with disabilities living on a fixed income. (See Program H-D-5.)

Stakeholders expressed that stronger code enforcement program that encouraged rehabilitation would benefit all residents. They felt that of the available affordable housing options, many of them are in physical disrepair and are not accessible or safe for residents. A stronger code enforcement program could address rehabilitation and preservation of existing housing stock without displacing current residents. Rehabilitation and preservation of existing housing stock can also address housing supply concerns. (See Program H-A-1.)

Stakeholders agreed that their clients are primarily seeking affordable rental housing, particularly for extremely low-income households, and suggested that opportunities for housing ownership for very low- and extremely low-income households would only be successful with a significant subsidized loan program. (See Programs H-C-1 and H-D-1.)

As of March 2021, the impacts of the COVID-19 pandemic to housing in Yuba City were not yet fully understood by stakeholders, as the eviction moratorium was an ongoing and significant measure to ensure that residents maintain housing. Stakeholders anticipating an increase in un-housed residents when the moratorium has lifted commented that the COVID-19 pandemic has amplified the need for more affordable housing in Yuba City, as well as policies similar to the eviction moratorium to protect tenants. (See Programs H-A-3, H-B-2, H-C-1, H-D-3, and H-D-5.) The City implemented two programs in response to COVID-19: a Mortgage Assistance program, which provides up to 90 days of mortgage assistance to qualified residents who are behind in mortgage, and the Emergency Winter Shelter Program which provides funding for additional days/nights the emergency winter shelter will be open and helps to cover the COVID-19 costs that have increased operation costs.

Stakeholders discussed alleged fair housing issues in the city. These issues may be addressed through community education to increase understanding of rights and responsibilities of tenants, landlords, homeowners, and property owners. (See Program H-F-1.)

Comments provided during these consultations that are related to fair-housing issues are described in greater detail in *Section 4, Assessment of Fair Housing*.

Comments have been considered and when required by state law or are appropriate and feasible based on the City's available resources, changes have been made to the plan to address the comments. The list of interviewees is included in Appendix A.

Public Meetings and Hearings

See Appendix I for information on public noticing and distribution lists.

The City of Yuba City held a public meeting with the Planning Commission on April 28, 2021, to solicit public input and encourage public participation in the Housing Element update. Translation services were available upon request; however, none were requested. No public comment was received. Planning Commissioner Adams expressed support for mixed-use development in the Plumas Street Corridor /Freemont area near downtown. The other Commissioners concurred.

At a public hearing on August 25, 2021, the Planning Commission passed Resolution NO. PC21-13, recommending that the City Council approve the 2021-2029 City of Yuba City General Plan Housing Element and associated Addendum to the General Plan Environmental Impact Report (EIR). At a public hearing on September 7, 2021, the City Council took the recommended action and passed resolution NO. 21-127. At both hearings, translation services were available upon request; however, none were requested. No public comment was received at either hearing.

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3 Housing Needs Assessment

This chapter provides demographic and housing market information to evaluate existing and future housing needs. The main purposes of this assessment are to evaluate the effectiveness of existing housing policies and programs and to provide a general direction and focus for future housing, policies, and programs.

Note: Due to differences in sampling methods and sample sizes, the total number of households or total population may show slight differences between data sources. Many tables in this assessment use data from the 2014-2018 American Community Survey (ACS). However, other data sources, such as the 2012-2016 Comprehensive Housing Affordability Strategy (CHAS) and the Department of Finance housing survey, were used and may show slight differences.

Population

Yuba City's population growth has been strong but variable throughout the twentieth and early twenty-first centuries, more than doubling in the 1920s and growing most quickly thereafter in the post-World War II era (until 1960) and in the 1980s. As shown in Table 3-1, Yuba City's population has grown significantly from 64,925 in 2010 to 67,536 in 2019. Since 2010, the population in Yuba City has increased by 4 percent (2,611 additional residents). When compared to neighboring jurisdictions, Yuba City had the third-largest population growth between 2010 and 2019. Live Oak and Marysville's populations increased 5 percent in the same time period. Sutter County's overall population increased by 3 percent, while the population of the unincorporated area of the county decreased by 1 percent. The population change in Sutter County and Yuba City is largely attributed to the City's annexation of unincorporated land. In addition, there was an influx of population in Sutter County and its cities as a result of the Camp Fire in Paradise in nearby Butte County that may not be fully accounted for in Table 3-1. According to Department of Finance estimates released in 2020, the estimated 2020 Yuba City population was 70,458 (most recent data available, as of March 2021).

Table 3-1: Population Trends in Yuba City and Neighboring Jurisdictions (2010 to 2019)

<i>Jurisdiction</i>	<i>Population</i>			<i>Absolute Change</i>	<i>% Change</i>
	2010	2015	2019	2010-2019	2010-2019
Sutter County Total	94,737	96,383	97,490	2,753	3%
Live Oak	8,392	8,496	8,840	448	5%
Yuba City	64,925	66,982	67,536	2,611	4%
Unincorporated Sutter County	21,420	20,905	21,114	-306	-1%
Marysville	12,072	12,263	12,627	555	5%

Source: SACOG 2020; California Department of Finance, E-1 Population Estimates, 2019.

Table 3-2 shows the estimated distribution of residents by age group within Yuba City. According to the 2014-2018 ACS, 15 percent of Yuba City residents (9,991 residents) were between the ages of 25 and 34 in 2018. The majority of residents (57 percent; 38,048 people) were between the ages of 20 and 64 in 2018 and constitute the City's workforce-age population. Elderly residents (age 65 or greater) made up 14 percent of the population (9,423 residents) in 2018.

Those aged 20 to 64 (the workforce age group) made up 57 percent of the population in 2010 and 2018. The number of residents between the ages of 65 and 74 increased by 30 percent during this time period, but this age group represents only 8 percent of the total population (5,293 residents in 2018).

The number of people aged 19 and younger decreased by 7 percent between 2010 and 2018 (20,328 residents to 18,917 residents). During the same period, the population aged 60 and older grew by 22 percent (10,645 to 12,965 residents). This may indicate an increased need for housing for seniors. Programs H-D-4 and H-D-5 are included to address these needs.

Table 3-2: Age Distribution in Yuba City (2018)

Age Group	2010		2018		2010 to 2018	
	Population	Percent of Total	Population	Percent of Total	Absolute Change	Percent Change
Under 5 years	5,256	8%	4,911	7%	-345	-7%
5 – 9 years	5,115	8%	4,996	8%	-119	-2%
10 – 14 years	4,893	8%	4,517	7%	-376	-8%
15 – 19 years	5,064	8%	4,493	7%	-571	-11%
20 – 24 years	4,616	7%	4,293	6%	-323	-7%
25 – 34 years	9,251	14%	9,991	15%	740	8%
35 – 44 years	8,324	13%	8,406	13%	82	1%
45 – 54 years	8,323	13%	8,007	12%	-316	-4%
55 – 59 years	3,438	5%	3,809	6%	371	11%
60 – 64 years	3,049	5%	3,542	5%	493	16%
65 – 74 years	4,059	6%	5,293	8%	1,234	30%
75 – 84 years	2,524	4%	2,859	4%	335	13%
85 years and over	1,013	2%	1,271	2%	258	25%
Total	64,925	100%	66,388	100%	1,463	2%

Note: Items may not sum to total due to rounding.

Source: 2010 US Census, 2014-2018 ACS (SACOG)

According to the 2014-2018 ACS, 43 percent of Yuba City residents were White (28,502 residents), 19 percent were Asian (12,390 residents), and 2 percent were African American (1,450 residents) (see Table 3-3). Thirty percent of all residents (19,931 residents) were of Hispanic origin. This is less than Live Oak (50 percent of the population) and slightly more than unincorporated Sutter County (24 percent of the population). Additionally, Yuba City has a significantly higher Asian population than neighboring jurisdictions.

Table 3-3: Total Population by Race/Ethnicity in Yuba City and Neighboring Jurisdictions (2018)

Race/ Ethnicity	Sutter County Total		Live Oak		Yuba City		Unincorporated Sutter County		SACOG Region	
	#	%	#	%	#	%	#	%	#	%
Hispanic	29,354	31	4,333	50	19,931	30	5,090	24	191,731	26
Non-Hispanic										
White	44,769	47	3,116	36	28,502	43	13,151	63	320,672	43
African American	1,793	2	156	2	1,450	2	187	1	70,735	10
Asian	14,532	15	786	9	12,390	19	1,356	6	106,666	14
Other	1,254	1	46	1	916	1	292	1	15,277	2
Two or More	4,170	4	185	2	3,199	5	786	4	34,512	5
Total Population	95,872	100	8,622	100	66,388	100	20,862	100	739,593	100

Source: US Census, ACS 2018 5-year Estimates, Table DP05

Households

The US Census defines a household as consisting of all the people who occupy a housing unit. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, such as partners or roomers, is also counted as a household. The US Census defines a family as a group of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together. The definition of family in the City's code is "One or more persons occupying a residence and living as a single housekeeping unit as distinguished from a group occupying a boarding house or hotel." This is compliant with California fair housing law. The US Census defines a family household as a household maintained by a householder who is in a family (as defined above) and includes any unrelated people (unrelated subfamily members and/or secondary individuals) who may be residing there. The number of family households is equal to the number of families. However, the count of family household members differs from the count of family members in that the family household members include all people living in the household, whereas family members include only the householder and his/her relatives.

Between 2010 and 2018, the number of households in Yuba City grew by 5 percent, while the number of housing units only increased by 2 percent during that time (see Table 3-4). The number of households in Yuba City increased from 21,550 in 2010 to 22,572 in 2018 according to the 2014-2018 ACS, a 5-percent increase. The number of housing units increased from 23,174 in 2010 to 23,690 in 2018, a 2-percent increase. Household size remained approximately the same. The California Department of Finance identifies an average household size of 3.00 in 2018, compared to an average household size of 2.99 in 2010.

Table 3-4: Household Growth Trends in Yuba City (2010 and 2018)

	2010	2018	Absolute Change	% Change
			2010-2018	2010-2018
Total Households	21,550	22,572	1,022	5%
Total Housing Units	23,174	23,690	516	2%
Average Household Size	2.99	3.00	0	<1%

Source: 2014-2018 ACS, 2010 Census, California Department of Finance, (SACOG Housing Element Data)

In 2018, the largest household type in Yuba City was family households. As seen in Table 3-5, 72 percent of Yuba City households were family households (16,208 households) and 52 percent (11,833 households) were married couples either with or without children in 2018. Female-headed households with children made up 8 percent of the City's households (1,761 households), and 28 percent of Yuba City households were non-family households (6,364 households). Thirty-seven percent of households were families with children, a majority of which were married couple families with children.

Table 3-5: Household Types in Yuba City (2010 and 2018)

<i>Household Type</i>	<i>2010</i>		<i>2018</i>		<i>2000 to 2018</i>	
	<i>Population</i>	<i>Percent of Total</i>	<i>Population</i>	<i>Percent of Total</i>	<i>Absolute Change</i>	<i>Percent Change</i>
Family Households	15,567	73%	16,208	72%	641	4%
With Own Children	8,242	39%	8,267	37%	25	0%
Married Couple Families	11,580	54%	11,833	52%	253	2%
With Own Children	5,908	28%	5,620	25%	-288	-5%
Female Householders	2,901	14%	2,874	13%	-27	-1%
With Own Children	1,870	9%	1,761	8%	-109	-6%
Male Householders	1,086	5%	1,501	7%	415	38%
Non-family Households	5,838	27%	6,364	28%	526	9%
Total Households	21,405	100%	22,572	100%	1,167	5%

Note: Items may not sum to total due to rounding. Due to differences in sampling methods and sample sizes in the data sources, the total number of households or total population may show slight differences in the tables in this section.

Source: 2006-2010 and 2014-2018 ACS

Local Housing Supply

According to the 2018 ACS, there were an estimated 22,572 occupied housing units in Yuba City, an increase of 1,167 housing units (5.4 percent) from the 21,405 occupied housing units reported in the 2010 US Census (see Table 3-6). In both 2010 and 2018, most renters lived in single-family homes (see Table 3-7). According to Table 3-8, the most common household sizes in both 2010 and 2018 were two-person households for owner-occupied homes and either one- or two-person for renter-occupied households. Table 3-9 shows that most homeowners in Yuba City were between the ages of 35 and 54 in 2017.

Housing Tenure

Table 3-6 shows the number of vacant and occupied housing units in Yuba City, as well as the proportion of home ownership and types of vacancies. According to the 2018 ACS, 53 percent of occupied households owned their homes and 47 percent rented (most recent data available, as of March 2021). The share of owner-occupied housing units decreased from 2010 to 2018 from 58 percent in 2010 to 53 percent in 2018. Department of Finance estimates from 2020 estimate that there are currently 22,478 occupied housing units in the city.

Table 3-6: Housing Units by Tenure in Yuba City (2010 to 2018)

	2010		2018	
	<i>Housing Units</i>	<i>Percent Occupied</i>	<i>Housing Units</i>	<i>Percent Occupied</i>
Occupied	21,405	100%	22,572	100%
Owner-Occupied	12,421	58%	11,880	53%
Renter-Occupied	8,984	42%	10,692	47%

Source: 2014-2018 ACS, 2006-2010 ACS

Vacancies

The 2018 ACS reported that the overall housing vacancy rate in Yuba City was 5 percent, a decrease from 7 percent in 2010. Of the 1,193 vacant housing units in Yuba City in 2018, the majority (386 units, or 32 percent of vacancies) were for rent. In 2018, the overall vacancy rate for homeowners in the city was 1.5 percent, and 3.5 percent for rental units. According to the Yuba-Sutter Economic Development Corporation, in 2018, the region's vacancy rate was estimated at 8.34 percent, suggesting that housing pressures are higher in Yuba City than in the surrounding region. Department of Finance estimates from 2020 estimate that the overall vacancy rate as of January 2020 was 5.5 percent.

Table 3-7: Housing Vacancies in Yuba City (2010 to 2018)

	2010		2018	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Vacant	1,624	100%	1,193	100%
For Rent	713	44%	386	32%
For Sale Only	285	18%	185	16%
Rented or Sold, Not Occupied	68	4%	102	9%
For Seasonal, Recreational, or Occasional Use	72	4%	52	4%
For Migrant Workers	0	0%	0	0%
Other Vacant	486	30%	468	39%
Homeowner Vacancy Rate	2.1%		1.5%	
Rental Vacancy Rate	6.3%		3.5%	

Source: 2010 US Census, 2014-2018 ACS (SACOG Housing Element Data), 2006-2010 ACS

Renters by Housing Unit Type

Table 3-8 shows what types of homes renters occupied in both 2010 and 2018 based on estimates provided by the US Census Bureau. In 2018, 49 percent of renters lived in a single unit, either attached or detached. In 2010, 41 percent of renters lived in the same situation. Program H-A-1 addresses the needs of single-family households by continuing the single-family unit rehabilitation program. The number of renters living in multifamily housing with 10 or more units decreased from 33 to 23 percent of the total renter-occupied housing units (2,976 in 2010 to 2,411 in 2018). In addition, the number of renters living in mobile homes or other unit types increased significantly between 2010 and 2018 with a 154-percent increase (229 additional households).

Table 3-8: Renters in Single-Family and Multifamily Units in Yuba City (2010 and 2018 Estimate)

	2010		2018		2010 - 2018 Estimate	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Absolute Change</i>	<i>Percent Change</i>
Total Renter Occupied Housing Units	8,984	100%	10,692	100%	1,708	19%
One Unit Detached or Attached	3,661	41%	5,238	49%	1,577	43%
2 - 9 Units	2,198	24%	2,665	25%	467	21%
10 or More Units	2,976	33%	2,411	23%	-565	-19%
Mobile Home and All Other Unit Types	149	2%	378	4%	229	154%

Source: 2006-2010, 2014-2018 ACS

Household Size by Tenure

The size of households by tenure in Yuba City can be seen for both 2010 and 2018 in Table 3-9. In 2018, the largest household size category for owner-occupied households was two-person households. This was also the case in owner-occupied homes in 2010. Overall, the number of owner-occupied households increased 7 percent between 2010 and 2018. For renter-occupied homes, both one-person and two-person households were the most numerous household sizes in both 2018 (12 percent each, or 2,871 two-person households and 2,867 one-person households) and 2010 (10 percent each, or 2,244 two-person households and 2,241 one-person households). Across all households, two-person households were the most common size in both 2018 and 2010. The percent of households with five or more persons has not increased between 2010 and 2018; in both time periods, 16 percent of households had five or more people (3,425 households in 2010, 3,847 in 2018).

Table 3-9: Household Size by Tenure in Yuba City (2010 and 2018)

Household Tenure and Size	2010		2018		2010 to 2018	
	Number	Percent of Total	Number	Percent of Total	Absolute Change	Percent Change
Owner-Occupied Household						
1 Person household	2,451	11%	3,302	14%	851	35%
2 Person household	4,008	19%	4,566	19%	558	14%
3 Person household	1,565	7%	1,676	7%	111	7%
4 Person household	2,468	12%	1,987	8%	-481	-19%
5 Person household	1,189	6%	1,013	4%	-176	-15%
6 Person household	370	2%	284	1%	-86	-23%
7+ Person Household	370	2%	476	2%	106	29%
Total Owner Occupied	12,421	58%	13,304	55%	883	7%
Renter-Occupied Household						
1 Person household	2,241	10%	2,867	12%	626	28%
2 Person household	2,244	10%	2,871	12%	627	28%
3 Person household	1,509	7%	2,347	10%	838	56%
4 Person household	1,494	7%	930	4%	-564	-38%
5 Person household	925	4%	1,549	6%	624	67%
6 Person household	420	2%	174	1%	-246	-59%
7+ Person Household	151	1%	351	1%	200	132%
Total Renter Occupied	8,984	42%	11,089	45%	2,105	23%
All Households						
1 Person household	4,692	22%	6,169	25%	14,77	31%
2 Person household	6,252	29%	7,437	30%	1,185	19%
3 Person household	3,074	14%	4,023	16%	949	31%
4 Person household	3,962	19%	2,917	12%	-1,045	-26%
5 Person household	2,114	10%	2,562	11%	448	21%
6 Person household	790	4%	458	2%	-332	-42%
7+ Person Household	521	2%	827	3%	306	59%
Total Households	21,405	100%	24,393	100%	2,988	14%

Notes: Due to differences in sampling methods and sample sizes in the data sources, the total number of households or total population may show slight differences in the tables in this section.

Source: 2014-2018 and 2006-2010 ACS

Householder Age by Tenure

Table 3-10 shows the age of households in Yuba City by tenure for the period covering 2010 to 2017 according to the Sacramento Area Council of Governments (SACOG) Housing Element Data Profile. In 2017, 20 percent of all householders (4,388 householders) were between the ages of 45 and 54. This was a slight decrease from 2010, where 21 percent of householders were in that age group. In both 2017 and 2010, 36 percent of householders were between the ages of 25 and 44 (7,981 in 2017 and 7,812 in 2010). The percentage of householders age 65 and over increased between 2010 (4,462 householders) and 2017 (5,142 householders), from 21 to 23 percent. The increase in the senior population indicates a need for housing to meet the needs of this age group.

Table 3-10: Householders by Age and Tenure in Yuba City (2010 and 2017 Estimate)

<i>Householder Tenure and Age</i>	<i>2010</i>		<i>2017</i>		<i>2010-2017</i>	
	<i>Number</i>	<i>Percent of Total</i>	<i>Number</i>	<i>Percent of Total</i>	<i>Absolute Change</i>	<i>Percent Change</i>
Owner-Occupied Households						
Householder 15 to 24 years	153	1%	37	0%	-116	-76%
Householder 25 to 34 years	1,276	6%	1,233	6%	-43	-3%
Householder 35 to 44 years	2,213	10%	1,765	8%	-448	-20%
Householder 45 to 54 years	2,861	13%	2,337	10%	-524	-18%
Householder 55 to 64 years	2,516	12%	2,541	11%	25	1%
Householder 65 to 74 years	1,667	8%	1,905	9%	238	14%
Householder 75 to 84 years	1,197	6%	1,313	6%	116	10%
Householder 85 years and over	383	2%	465	2%	82	21%
Total Owner-Occupied	12,266	57%	11,596	52%	-670	-5%
Renter-Occupied Households						
Householder 15 to 24 years	1,010	5%	825	4%	-185	-18%
Householder 25 to 34 years	2,412	11%	2,680	12%	268	11%
Householder 35 to 44 years	1,911	9%	2,303	10%	392	21%
Householder 45 to 54 years	1,701	8%	2,051	9%	350	21%
Householder 55 to 64 years	1,035	5%	1,402	6%	367	35%
Householder 65 to 74 years	571	3%	861	4%	290	51%
Householder 75 to 84 years	389	2%	392	2%	3	1%
Householder 85 years and over	255	1%	206	1%	-49	-19%
Total Renter-Occupied	9,284	43%	10,720	48%	1436	15%
All Households						
Householder 15 to 24 years	1,163	5%	862	4%	-301	-26%
Householder 25 to 34 years	3,688	17%	3,913	18%	225	6%
Householder 35 to 44 years	4,124	19%	4,068	18%	-56	-1%
Householder 45 to 54 years	4,562	21%	4,388	20%	-174	-4%
Householder 55 to 64 years	3,551	16%	3,943	18%	392	11%
Householder 65 to 74 years	2,238	10%	2,766	12%	528	24%
Householder 75 to 84 years	1,586	7%	1,705	8%	119	8%
Householder 85 years and over	638	3%	671	3%	33	5%
Total Households	21,550	100%	22,316	100%	766	4%

Notes: These figures may differ slightly from Table 3-2, as this table only considers the age of the householder rather the ages of the entire population of the city.

Source: 2010 US Census and 2013-2017 ACS (SACOG Housing Element Data)

Housing Stock/Number of Bedrooms by Tenure

Table 3-11 shows the number of bedrooms in households by tenure for both 2010 and 2018. In 2018, 28 percent of owner-occupied homes had three bedrooms and only 0.2 percent had no bedroom. In 2010, 32 percent of owner-occupied homes had three bedrooms (the largest share of households) and in both 2018 and 2010, less than 1 percent had no bedroom. Between 2010 and 2018, the number of owner-occupied homes with one bedroom decreased from 118 to 71, a 40-percent decrease.

The largest percentage of renter-occupied homes in Yuba City in 2018 had two bedrooms, representing 19 percent of all rented households (4,315 homes). This rental home size maintained a consistent share of the overall rental housing stock between 2010 and 2018. There was a significant increase in the number of renter-occupied homes with four and five bedrooms between 2010 and 2018. The number of four-bedroom units increased by 93 percent, from 540 homes in 2010 to 1,041 homes in 2018. The number of five-bedroom homes increased by 340 percent in the same time period, from 25 homes in 2010 to 110 in 2018.

Table 3-11: Number of Bedrooms by Tenure (2010 and 2018 Estimate)

Household Tenure and Number of Bedrooms	2010		2018		2010 - 2018	
	Number	Percent of Total	Number	Percent of Total	Absolute Change	Percent Change
Owner-Occupied Household						
No Bedroom	41	<1%	31	<1%	-10	-24%
1 Bedroom	118	1%	71	<1%	-47	-40%
2 Bedrooms	1,502	7%	1,683	7%	181	12%
3 Bedrooms	6,744	32%	6,226	28%	-518	-8%
4 Bedrooms	3,370	16%	3,215	14%	-155	-5%
5 Bedrooms or more	646	3%	654	3%	8	1%
Total Owner-Occupied	12,421	58%	11,880	53%	-541	-4%
Renter-Occupied Household						
No Bedroom	139	1%	264	1%	125	90%
1 Bedroom	1,964	9%	1,737	8%	-227	-12%
2 Bedrooms	4,006	19%	4,315	19%	309	8%
3 Bedrooms	2,310	11%	3,225	14%	915	40%
4 Bedrooms	540	3%	1,041	5%	501	93%
5 Bedrooms or more	25	0%	110	0%	85	340%
Total Renter-Occupied	8,984	42%	10,692	47%	1,708	19%
All Households						
No Bedroom	180	1%	295	1%	115	64%
1 Bedroom	2,082	10%	1,808	8%	-274	-13%
2 Bedrooms	5,508	26%	5,998	27%	490	9%
3 Bedrooms	9,054	42%	9,451	42%	397	4%
4 Bedrooms	3,910	18%	4,256	19%	346	9%
5 Bedrooms or more	671	3%	764	3%	93	14%
Total Households	21,405	100%	22,572	100%	1,167	5%

Source: 2006-2010 and 2014-2018 ACS

Age and Condition

During the 2013-2021 planning period, the City conducted numerous code enforcement inspections on a total of 1,363 housing projects that were in some form of blight or disrepair. In the City's system "blight or disrepair" cases can be overgrown vegetation, stranded vehicles, excessive trash or stranded shopping carts. Of the 1,363 cases, the City estimates that approximately 5 percent of cases (approximately 68 of 1,363 homes) are homes that are structurally in disrepair. For the majority of these cases, the City sought voluntary code compliance to correct immediate health and safety issues and improve the housing conditions. In some other cases, the City did use former redevelopment funds to improve housing conditions.

According to Zillow.com, the median home value in Yuba City has been steadily increasing:

- \$187,000, July 2012
- \$233,000, July 2014
- \$253,000, July 2016
- \$311,000, July 2018
- \$345,000, July 2020
- \$376,000, April 2021

When looking at the median home values (\$376,000) and the median household income in Yuba City, (\$61,773) it is assumed that current property owners are completing ongoing maintenance and repairs to maintain the values of their homes.

Table 3-12 shows the distribution of Yuba City's housing stock by year built based on estimates from the 2013-2017 ACS and Department of Finance. According to this estimate, 59 percent of Yuba City's housing stock was built prior to 1990. Many homes built before 1978, but particularly those built before 1950, are at risk of containing lead-based paint. Lead can cause brain and nervous system damage in young children who can ingest deteriorated interior or exterior lead-based paint either intentionally or inadvertently through normal play activities. According to the 2013-2017 ACS, 47 percent of homes in the City were built in 1979 or earlier (11,229 homes).

Table 3-12: Year Housing Stock Built in Yuba City

<i>Year Built</i>	<i>Number</i>	<i>Percent of Total</i>
Built 2014 to 2020	363	2%
Built 2010 to 2013	174	1%
Built 2000 to 2009	4,468	19%
Built 1990 to 1999	4,690	20%
Built 1980 to 1989	2,855	12%
Built 1970 to 1979	3,984	17%
Built 1960 to 1969	2,949	12%
Built 1950 to 1959	2,040	9%
Built 1940 to 1949	1,164	5%
Built 1939 or earlier	1,092	5%
Total Housing by Year Structure Built	23,779	100%

Source: US Census ACS 2013-2017; State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2010-2019, Sacramento, California, May 2020.

Unit Type

Table 3-13 shows the distribution of Yuba City’s housing units by type of structure, according to the California Department of Finance. In 2019, a majority of all housing units were single-family structures (70 percent)—66 percent of all units were single-family detached structures (15,662 homes), while 4 percent, or 930 homes, were attached single-family homes (for example, duplexes or townhouses). In 2010, 65 percent of all units were single-family detached (15,172 homes) and 4 percent were single-family attached (928 homes). Approximately 26 percent of all housing units in 2019, or 6,167 homes, were located in multifamily structures (those with two or more units per structure).

Table 3-13: Housing Units by Type in Yuba City (2010 to 2019)

	2010		2019		2010 to 2019	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Absolute Change	Percent Change
Single-Family	16,100	69%	16,592	70%	492	3%
Detached	15,172	65%	15,662	66%	490	3%
Attached	928	4%	930	4%	2	0%
2-4 Unit Structure	1,917	8%	1,927	8%	10	1%
5+ Unit Structure	4,239	18%	4,240	18%	1	0%
Mobile Home or Trailer	918	4%	954	4%	36	4%
Total Housing Units	23,174	100%	23,713	100%	539	2%

Note: Items may not sum to total due to rounding.

Source: SACOG Housing Element Data, State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2010-2019, Sacramento, California, May 2019.

Employment

Yuba City is in the interesting position of being both an employment center for the Yuba-Sutter Metropolitan Statistical Area (MSA), comprising Yuba and Sutter Counties, and a bedroom community to Sacramento, the California state capital.

Employment growth in Yuba City has increased at a much slower rate than population or household growth. However, the Yuba-Sutter area has still experienced significant growth in the commercial and industrial sectors. According to the City’s General Plan, key components of the Yuba City economy include:

- Yuba City’s Town Center, which has emerged as a successful employment center specializing in healthcare and related services in the redevelopment zone near downtown.
- Yuba City is the shopping and urban service center for Yuba and Sutter Counties.
- Annexations have added opportunities for additional commercial and industrial development within the city.
- Residential development has expanded the base for retail within the city.
- Yuba City’s employment mix is different from the region; medical employment is stronger in the city. Agricultural-based employment is also a stronger presence in Yuba-Sutter than in the Sacramento region and agricultural jobs tend to be low-paying.

Table 3-14 shows projected employment, population, and housing growth trends for the city and for Sutter County as a whole, as estimated by SACOG. As compared to Sutter County as a whole, the number of jobs, residents, and units of housing in Yuba City are all expected to grow at a slower rate between 2016 and 2040. In Yuba City, the number of housing units and residents are both expected to grow 21 percent during this period (5,014 new homes and 13,835 new residents), while the number of jobs is expected to increase 26 percent in the same time period (6,816 projected new jobs).

Table 3-14: Employment Growth Trends in Yuba City and Sutter County, 2016-2040

	<i>Yuba City</i>			<i>Sutter County</i>		
	<i>2016</i>	<i>Projected 2040</i>	<i>Projected Percent Change</i>	<i>2016</i>	<i>Projected 2040</i>	<i>Projected Percent Change</i>
Total Jobs	26,594	33,410	26%	34,405	43,957	28%
Total Population	66,918	80,753	21%	96,392	118,023	22%
Total Housing Units	23,828	28,842	21%	34,186	42,279	24%
Jobs/Population Ratio	0.40	0.41		0.36	0.37	
Jobs/Housing Unit Ratio	1.12	1.16		1.01	1.04	

Source: SACOG Detail Modeling Projections for 2040, February 2020

Jobs/Employed Residents and Jobs/Housing Ratios

As shown in Table 3-14, the City had a job/population ratio of 0.4 in 2016, which is only expected to increase to 0.41 by 2040. Because this population estimate includes residents who are not working, such as retired residents and young children, this does not necessarily imply a deficit of jobs. According to the St. Louis Federal Reserve, in January 2020, the Yuba City MSA had an unemployment rate of 6.5 percent, which was lower than the Sutter County unemployment rate of 8.7 percent in the same month, but much higher than for California as a whole, which was 3.9 percent during that period.

On March 11, 2020, the World Health Organization declared the novel coronavirus (COVID-19) outbreak a global pandemic. Shortly after, in response to the COVID-19 pandemic, Executive Order N-33-20 went into effect on March 19, 2020, which orders all individuals living in the State of California to stay home or at their place of residence, except as needed to maintain continuity of operation of the federal critical infrastructure sectors, critical government services, schools, childcare, and construction, including housing construction. Since then, people have lost their jobs or have had their hours reduced due to the impacts of COVID-19 throughout the state. While the situation is too recent to know the long-term effects on employment, at the time the report is being written, many people have been laid off or furloughed, and have filed for unemployment insurance.

The jobs/housing ratio is a metric that can be used to estimate if the number of available jobs match the number of available housing units. For example, a ratio of 1:1 would mean that for each job within the city, there is one home available for that worker to occupy. There is no ideal ratio, as the ratio does not factor in the percentage of housing units that are occupied by non-workers (e.g., retired residents or residents with disabilities that are unable to work). However, changes in the ratio can signal trends in the availability of housing near employment centers. Table 3-14 also shows the jobs/housing ratio for 2016 and projected ratio for 2040. In 2016, the jobs/housing ratio was 1.12, and it is expected to increase to 1.16 by 2040, indicating that workers may have a slightly easier time finding housing near their jobs by 2040. As shown in Table 3-15, educational, health, and social services jobs represented the largest percentage of employment in Yuba City in 2018, with 22 percent of workers having employment in this sector (5,781 workers). Retail jobs represented 13 percent of jobs (3,414 jobs) and 10 percent of residents worked in agriculture, forestry, fishing and hunting, and mining jobs (2,700 jobs). While salaries in

education, health, and social service jobs can vary widely, retail positions tend to have lower-than-average wages. Employees in these roles may struggle to find market-rate housing that is affordable to them.

Table 3-15: Employment by Industrial Sector in Yuba City (2018)

<i>Sector</i>	<i>2018</i>	
	<i>Employees</i>	<i>Percent Share</i>
Employed civilian population 16 years and over	26,615	100%
Agriculture, forestry, fishing and hunting, and mining	2,700	10%
Construction	1,980	7%
Manufacturing	2,094	8%
Wholesale trade	827	3%
Retail trade	3,414	13%
Transportation and warehousing, and utilities	1,425	5%
Information	267	1%
Finance, insurance, real estate, and rental and leasing	1,064	4%
Professional, scientific, management, administrative, and waste management services	1,941	7%
Educational, health, and social services	5,781	22%
Arts, entertainment, recreation, accommodation, and food services	2,526	9%
Other services (except public administration)	862	3%
Public administration	1,734	7%

Source: 2014-2018 ACS

Work Commuting Patterns

Commute times can be an important indicator of the jobs-housing balance both within the city and the region. Long commutes can degrade one's quality of life and add significantly to the cost of living. Low-cost housing that is located very far from job centers may have a net effect of being expensive, particularly if low-cost transportation options, such as high-frequency transit, are not available. As shown in Table 3-16, the majority of employed Yuba City residents have a commute time of less than 20 minutes, and the mean commute time is 26.4 minutes. This suggests that while the City should still be mindful of future development sites and their proximity to employment centers, that at present most residents do not experience long commutes. A notable minority of residents (21.2 percent, or approximately 5,535 workers) have commutes of 45 minutes or more, suggesting that they may work in the Sacramento area.

Table 3-16: Commute Times for Yuba City Residents (2018)

Less than 10 minutes	18.7%
10 to 14 minutes	21.9%
15 to 19 minutes	15.8%
20 to 24 minutes	6.8%
25 to 29 minutes	2.3%
30 to 34 minutes	6.8%
35 to 44 minutes	6.7%
45 to 59 minutes	10.5%
60 or more minutes	10.7%
Mean travel time to work (minutes)	26.4 Minutes

Source: 2014-2018 ACS

Large Employers

Table 3-17 shows the major employers within Yuba City in fiscal year (FY) 2019 and how these same employers ranked in FY 2010. In FY 2019, the largest employer in Yuba City was Yuba City Unified School District, with 1,316 employees (or 4.4 percent of total employment). The school district was also the largest employer in FY 2010. In FY 2019, the second-largest employer was the County of Sutter, with 3.2 percent of the city's total employment, or 1,012 jobs. The City saw the largest increase in jobs among the top 10 employers in 2019, with 157 jobs added (or a 48-percent increase).

Table 3-17: Top Employers in Yuba City (Fiscal Years 2011 and 2020)

<i>Employer</i>	<i>Fiscal Year 2011</i>		<i>Fiscal Year 2020</i>		<i>Fiscal Year 2011 to 2020</i>	
	<i>Employees</i>	<i>Percent of Total Employment</i>	<i>Employees</i>	<i>Percent of Total Employment</i>	<i>Absolute Change</i>	<i>Percent Change</i>
Yuba City Unified School District	1,321	6.7%	1,410	3.3%	89	7%
County of Sutter	950	4.8%	1,012	2.3%	62	7%
Sunsweet Growers	702	3.6%	620	1.4%	-82	-12%
Walmart	525	2.7%	305	0.7%	-220	-42%
City of Yuba City	293	1.5%	402	0.9%	109	37%
Home Depot	N/A	N/A	300	0.7%	N/A	N/A
Geweke Ford	N/A	N/A	200	0.5%	N/A	N/A
Valley Truck and Tractor	N/A	N/A	200	0.5%	N/A	N/A
The Fountains	N/A	N/A	200	0.5%	N/A	N/A
Valley Fine Foods	N/A	N/A	186	0.4%	N/A	N/A

Source: City of Yuba City, Finance Department.

Income and Housing Costs

The estimated median household income for Yuba City (see Table 3-18) was \$61,773 according to the 2019 ACS one-year estimate (most recent data available, as of March 2021). As expected, most one-person households had a significantly smaller median income. The median household income for a two-person household was slightly higher than the median, at \$69,469. Just over half of households within the city fit into one of these two groups.

Table 3-18: Median Income by Household Size for Yuba City (2019 Estimate)

<i>Household Size</i>	<i>Median Annual Income</i>
1 Person household	\$35,176
2 Person household	\$69,469
3 Person household	\$62,604
4 Person household	\$98,671
5 Person household	\$71,260
6 Person household	\$140,203
7+ Person Household	\$108,436
Median Income	\$61,773

Source: 2019 One-Year Estimate, ACS

Income categories, as defined by the US Department of Housing and Urban Development (HUD), include:

- **Extremely Low:** Households with income of 30 percent or less of the area median income.
- **Very Low:** Households with income less than 50 percent of the area median income.
- **Low:** Households with income between 50 and 80 percent of the area median income.
- **Moderate:** Households with income between 80 and 120 percent of the area median income.
- **Above Moderate:** Households with income over 120 percent of the area median income.

According to HUD 2012-2016 CHAS data, as reported by SACOG, 11 percent of the total households in Yuba City (2,510 households) are categorized as extremely low income; 73 percent of extremely-low income households are renters and 27 percent are owners (see Table 3-19). Thirteen percent of total households (2,880 households) are categorized as very low income, and 17 percent of total households (3,835 households) are categorized as low income. Of the total households, 42 percent are in the lower-income categories.

Table 3-19: Households by Income Category and Tenure (2016 Estimate)

	<i>Households</i>	<i>Percent of Owner-Occupied</i>
Owner-Occupied Households		
Total Owner Occupied	11,645	100%
Below 30% of HAMFI	685	6%
30-50% of AMI	915	8%
50-80% of AMI	1,420	12%
80-100% of AMI	930	8%
Above 100% of AMI	7,695	66%
Renter-Occupied Households		
Total Renter Occupied	10,465	100%
Below 30% of HAMFI	1,825	17%
30-50% of AMI	1,965	19%
50-80% of AMI	2,415	23%
80-100% of AMI	1,325	13%
Above 100% of AMI	2,935	28%
All Occupied Households		
Total Occupied Households	22,110	100%
Below 30% of HAMFI	2,510	11%
30-50% of AMI	2,880	13%
50-80% of AMI	3,835	17%
80-100% of AMI	2,255	10%
Above 100% of AMI	10,630	48%

Source: CHAS 2012-2016, SACOG Housing Element Data

Housing Affordability

Federal regulations and guidelines define the maximum affordable housing costs (e.g., mortgage, rent, utilities) as 30 percent of annual gross household income.

The California Department of Housing and Community Development (HCD) publishes income limits annually for the various income categories. Income limits are based on a family of four. Yuba City is included in the Sutter County income limits. The 2020 median income for Sutter County is \$75,000. Table 3-20 demonstrates maximum affordable housing costs by income category based on the 2020 Sutter County income limits.

Table 3-20: Maximum Monthly Housing Costs by Income Category

<i>Income Category</i>	<i>Annual Income¹</i>	<i>Maximum Affordable Monthly Rent Payment^{1, 2}</i>	<i>Maximum Affordable Sale Price^{1, 2, 3}</i>
Extremely low	< \$26,200	\$655	\$141,537
Very Low	\$26,201 - \$34,950	\$874	\$188,806
Low	\$34,951 - \$55,900	\$1,398	\$301,981
Moderate	\$55,901 - \$90,000	\$2,250	\$486,196
Above Moderate	> \$90,000	Above \$2,250	Above \$486,195

Notes:

¹ Four-person household

² Assumes 30 percent of annual income can be used toward housing

³ Assumes a 10 percent down payment, 30-year mortgage with an interest rate of 3 percent and property taxes of 1 percent.

Source: California Department of Housing and Community Development, State Income Limits for 2020

Housing Costs

As shown in Table 3-21, the median value of a house in Yuba City as of November 2020 was \$335,594, according to Zillow.com. In a survey of Zillow.com home listings in the same time period, median prices varied from \$237,250 to \$435,000 depending on the number of bedrooms.

Table 3-21: Median Home Value, Sale Prices and Rental Costs in Yuba City (2020)

Median Home Value		Average Rental List Price
All Home Sizes	\$335,594	
Median Sale Prices		Average Rental List Price
1 Bedroom	--- ¹	
2 Bedroom	\$237,250	
3 Bedroom	\$340,000	
4+ Bedroom	\$435,000	

Notes:

¹ No units at this size were listed when the survey was conducted.

Source: Zillow.com and Apartments.com, November 2020

As shown in Table 3-20, the maximum affordable purchase price for a four-person household is \$141,537 for extremely low-income households and \$188,806 for low-income households. However, as shown in Table 3-21, the median sales prices for homes of any size as of November 2020 are substantially more than that. In general, based on the above assumptions, lower-income households cannot afford to purchase homes in Yuba City without government or private assistance.

A four-person household in Yuba City would need to be within the moderate or above moderate-income categories to afford a home purchase at the median home value in Yuba City, assuming a 10-percent down payment, 30-year mortgage with an interest rate of 3 percent. Such a household would also need \$33,559 in cash to make the 10-percent down payment. The estimated monthly mortgage payment for a \$335,594 house is \$1,528. This assumes a 10-percent down payment and a 30-year term. Additional costs, such as Community Facility District assessments and Homeowner Association dues, will affect affordability. As shown in Table 3-20, for moderate-income, four-person households, the maximum affordable sales price is estimated to be \$301,981, which, as shown in Table 3-21, at the median sale prices gathered in November 2020, puts two-bedroom homes within reach but not three-bedroom homes.

As shown in Table 3-20, the maximum affordable monthly rent for a four-person household is \$655 for extremely low-income households and \$874 for low-income households. However, as shown in Table 3-21, the average listings for rentals of any size as of November 2020 are substantially more than that. This indicates that lower-income households in Yuba City are paying significantly more than 30 percent of their income on housing. As shown in Table 3-20, for moderate-income, four-person households, maximum affordable monthly rent is estimated to be \$2,250, which, as shown in Table 3-21, is sufficient for affording the average list price for three-bedroom rentals as of November 2020.

Overpayment

The 2012-2016 CHAS illustrates that overpayment remains a critical issue for very low- and low-income households in the city, especially renters. Overpayment and severe overpayment are defined by HUD as any household paying more than 30 or 50 percent, respectively, of their gross monthly income toward housing expenses.

As shown in Table 3-22, CHAS data documents that 83 percent of extremely low-income renter-occupied households, or 2,095 households, are overpaying for housing (paying at least 30 percent of their monthly income on housing expenses), and that 75 percent of households in that income group, or 1,875 households, are severely overpaying (paying more than 50 percent or more of their monthly income on housing).

The same data illustrates that approximately 81 percent of extremely low-income owner-occupied households are overpaying for housing (555 households) and that 74 percent of extremely low-income owner-occupied households are severely overpaying (510 households). Among very low-income households, 82 percent of renter households (2,355 households) and 68 percent of owner-occupied households (620 households) are overpaying for housing. In the same income group, 33 percent of renter households (945 households) and 34 percent of owner-occupied households (310 households) are severely overpaying.

Among all lower-income groups, 70 percent of renters (6,480 households) and 63 percent of owner-occupied households (1,895 households) are overpaying for housing. This indicates a significant need for housing that is affordable to lower-income groups. Rates of overpayment have likely increased in recent years due to trends in the housing market, such as the influx of population in the area as a result of the Camp Fire in Paradise and increasing housing costs. Through Program H-B-1, the City will work to identify new funding to support the development of housing that is affordable to lower-income households.

Table 3-22: Households Overpaying for Housing in Yuba City (2016)

Household	Income Level						
	Extremely Low	Very low	Low	Moderate	Above Moderate	All Incomes	Extremely Low, Very Low and Low Income
Owner	685	915	1,420	930	7,695	11,645	3,020
Overpaying	555	620	720	360	880	3,135	1,895
Percentage	81%	68%	51%	39%	11%	27%	63%
Severely Overpaying	510	310	225	85	65	1,195	1,045
Percentage	74%	34%	16%	9%	1%	10%	35%
Renter	1,825	1,965	2,415	1,325	2,935	10,465	6,205
Overpaying	1,540	1,735	1,310	385	285	5,255	4,585
Percentage	84%	88%	54%	29%	10%	50%	74%
Severely Overpaying	1,365	635	245	25	30	2,300	2,245
Percentage	75%	32%	10%	2%	1%	22%	36.18%
Total	2,510	2,880	3,835	2,255	10,630	22,110	9,225
Overpaying	2,095	2,355	2,030	745	1,165	8,390	6,480
Percentage	83%	82%	53%	33%	11%	38%	70%
Severely Overpaying	1,875	945	470	110	95	3,495	3,290
Percentage	75%	33%	12%	5%	1%	16%	36%

Note: For purposes of CHAS data, "Moderate" is identified as populations with incomes between 80 and 100 percent of the Household Area Median Family Income (HAMFI), and Above Moderate includes households with incomes greater than 100 percent of HAMFI. In other places in the document, this income group extends to 120 percent of AMI.

Source: 2012-2016 CHAS

Overcrowding

Overcrowding is defined as more than one person per room in a housing unit. The US Census includes living rooms, dining rooms, bedrooms, kitchens, finished attics and basements, recreation and family rooms, permanently enclosed porches, and rooms used for offices in the definition of "room." Generally, overcrowding reflects the household's inability to afford larger housing. Homes are typically considered overcrowded when the household has more than one person per room, and severely overcrowded when the home has more than 1.5 persons per room.

Table 3-23 shows the persons per room by tenure in Yuba City for both 2010 and 2017. In 2017, 4 percent of owner-occupied households (437 households) and 12 percent of renter-occupied households (1,252 households) were overcrowded. In the same time period, 1 percent of owner-occupied households (108 households) and 3 percent of renter-occupied households (322 households) were considered severely overcrowded. Between 2010 and 2017, the percentage of all households experiencing severe overcrowding stayed stable at 2 percent, but the percent of households experiencing any overcrowding went up by two percentage points, from 6 to 8 percent. Rates of overcrowding may have increased in recent years due to trends in the housing market, such as the influx of population in the area as a result of the Camp Fire in Paradise and increasing housing costs

Table 3-23: Overcrowded Households in Yuba City (2010 and 2017 Estimate)

<i>Owner-Occupied Households</i>	<i>2010</i>		<i>2017</i>		<i>2010 to 2017</i>	
<i>Persons per Room</i>	<i>Households</i>	<i>Percent</i>	<i>Households</i>	<i>Percent</i>	<i>Absolute Change</i>	<i>Percent Change</i>
1.00 or less	12,008	97%	11,159	96%	-849	-7%
1.01 to 1.50	326	3%	329	3%	3	1%
1.51 or more	87	1%	108	1%	21	24%
Total	12,421	100%	11,596	100%	-825	-7%
% Overcrowded by Tenure	-	3%	-	4%	-	-
<i>Renter-Occupied Households</i>	<i>2010</i>		<i>2017</i>		<i>2010 to 2017</i>	
<i>Persons per Room</i>	<i>Households</i>	<i>Percent</i>	<i>Households</i>	<i>Percent</i>	<i>Absolute Change</i>	<i>Percent Change</i>
1.00 or less	8,140	91%	9,468	88%	1,328	16%
1.01 to 1.50	604	7%	930	9%	326	54%
1.51 or more	240	3%	322	3%	82	34%
Total	8,984	100%	10,720	100%	1,736	19%
% Overcrowded by Tenure	-	9%	-	12%	-	-
<i>Total Occupied Households</i>	<i>2010</i>		<i>2017</i>		<i>2010 to 2017</i>	
<i>Persons per Room</i>	<i>Households</i>	<i>Percent</i>	<i>Households</i>	<i>Percent</i>	<i>Absolute Change</i>	<i>Percent Change</i>
1.00 or less	20,148	94%	20,627	92%	479	2%
1.01 to 1.50	930	4%	1,259	6%	329	35%
1.51 or more	327	2%	430	2%	103	31%
Total	21,405	100%	22,316	100%	911	4%
% Overcrowded by Tenure	-	6%	-	8%	-	-

Source: 2013-2017 ACS, SACOG Housing Element Data; and 2006-2010 ACS

Housing Problems

Housing problems, as defined by HUD, can include a housing unit that lacks a kitchen, proper plumbing, more than one person per room (overcrowding), or a cost burden greater than 30 percent. Table 3-24 shows the number of housing units that had one or more of these problems by income category and tenure. According to the 2012-2016 CHAS, 30 percent of all owner-occupied households (3,460 households) and 57 percent of all renter-occupied households (5,915 households) had one or more housing problems in 2016. Overall, 42 percent of occupied households in Yuba City had one or more housing problems. The percentage of households with at least one housing problem is roughly equally distributed between income levels, with approximately 11 percent of households in each income level experiencing at least one housing problem.

Table 3-24: Households with One or More Housing Problems by Income and Tenure for Yuba City (2016 Estimate)

<i>Owner-Occupied Households</i>	<i>All Households</i>	<i>Households with at least one Housing Problem</i>	<i>Percent of Owner-Occupied</i>
Extremely Low Income	685	555	5%
Very Low Income	915	625	5%
Low Income	1,420	800	7%
Moderate and Above Moderate Income	8,625	1,480	13%
Total	11,645	3,460	30%
<i>Renter-Occupied Households</i>	<i>All Households</i>	<i>Households with at least one Housing Problem</i>	<i>Percent of Renter-Occupied</i>
Extremely Low Income	1,825	1,560	15%
Very Low Income	1,965	1,795	17%
Low Income	2,415	1,575	15%
Moderate and Above Moderate Income	4,260	985	9%
Total	10,465	5,915	57%
<i>Total Occupied Households</i>	<i>All Households</i>	<i>Households with at least one Housing Problem</i>	<i>Percent of Occupied</i>
Extremely Low Income	2,510	2,115	10%
Very Low Income	2,880	2,420	11%
Low Income	3,835	2,375	11%
Moderate and Above Moderate Income	12,885	2,465	11%
Total	22,110	9,375	42%

Source: CHAS 2012-2016

Special-Needs Groups

To ensure provision of adequate housing for all people, this section of the Housing Element evaluates the needs for supportive housing services for persons with disabilities (including developmental disabilities) and the special housing needs of female-headed households, large families, seniors, the homeless, and farmworkers within Yuba City for the eight-year period of the Housing Element.

Persons with Disabilities

There are a variety of disabilities, including sensory, physical, cognitive, self-care, and independent living limitations. Table 3-25 shows the population in Yuba City—approximately 8,404 persons—who lived with one or more of the above-listed disabilities in 2017. The largest individual category of disability were cognitive disabilities (2,980 residents) and independent living difficulties (2,762 residents), with 35 percent of the total disabled population reporting each of these disability types.

Table 3-25: Persons with Disabilities by Disability Type in Yuba City (2017)

	<i>Number</i>	<i>Percent</i>
Total Persons with One or More Disabilities	8,404	100%
Hearing Difficulty	2,410	29%
Vision Difficulty	823	10%
Cognitive Difficulty	2,980	35%
Ambulatory Difficulty	2,053	24%
Self-Care Difficulty	1,648	20%
Persons with One or More Disabilities, Ages 18+	7,865	100%
Independent Living Difficulty (Ages 18+ Only)	2,762	35%

Note: Total of all categories may be greater than 100%, as respondents may have more than one disability

Source: 2013-2017 ACS, SACOG Housing Element Data

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. Developmental disabilities are studied separately from sensory, physical, cognitive, self-care, and independent living limitations because they are often lifelong physical and/or cognitive disabilities that manifested before age 18. Table 3-26 shows the developmentally disabled population by age in 2019. Overall, there were 791 persons living with a developmental disability in Yuba City. The developmentally disabled population of Yuba City represented just over 1 percent of the total population in 2019.

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. More than half of these residents, 56 percent, were older than 18 years old, suggesting a potential need for some amount of supportive housing focused on the needs of developmentally disabled residents. 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.

The state Department of Developmental Services (DDS) currently provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Alta Regional Center, which serves the Yuba City area, 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.

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating "barrier-free" design in all new multifamily housing (as required by California and federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

To assist with housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Alta California Regional Center (see Program H-D-6). Alta California Regional Center is a private, nonprofit corporation that provides services to persons with a developmental disability and their families, including programs for persons with intellectual disabilities, cerebral palsy, epilepsy, autism, and early intervention services for infants and toddlers up to 36 months. Services range from socialization and recreation opportunities, transportation, day care/after school care, and employment services to providing supportive housing opportunities and independent living training. The Yuba City office provides services to residents of Sutter, Yuba, and Colusa County. The City will encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. Programs H-D-5 and H-D-6 are proposed to specifically address the needs of the persons with disabilities (including developmental disabilities).

Table 3-26: Population with a Developmental Disability by Age in Yuba City (2019)

<i>Age</i>	<i>Number</i>	<i>Percent of Population with Developmental Disability</i>
0-17 Years	350	44%
18+ Years	441	56%
Total Population with a Developmental Disability	791	100%

Source: California Department for Developmental Disabilities, September 2020, SACOG Housing Element Data

Table 3-27 shows the disabled population in relation to the workforce of Yuba City. According to the 2018 US Census ACS, 31 percent of persons with disabilities were employed (1,310 persons), and 6 percent were unemployed (233 persons), and the remaining 64 percent (2,691 persons) were not in the labor force.

Table 3-27: Persons with Disabilities by Employment Status in Yuba City (2018)

<i>With a Disability</i>	<i>2018</i>	
	<i>Number</i>	<i>Percent</i>
Total	4,234	100%
Employed	1,310	31%
Unemployed	233	6%
Not in Labor Force	2,691	64%

Source: 2014-2018 ACS, SACOG Housing Element Data

Service providers who advocate on behalf of the disabled identify a serious lack of affordable housing targeted to extremely low-, very low-, and low-income households as a pressing problem for the disabled population. In addition, disabled persons need accessible housing units in close proximity to public services and commercial centers with special design features that accommodate the disability.

The FREED Center for Independent Living is a nonprofit organization that promotes independent living for people with disabilities. Its mission is to eliminate barriers to full equality for people with disabilities through programs that promote independent living and effective system changes, while honoring dignity and self-determination. To accomplish this mission, they offer a variety of services in Sutter, Yuba, Nevada, and Colusa Counties. Specific to Sutter and Yuba Counties, FREED prepares a Housing Guide to support clients searching for special needs housing options. The guide was most recently updated in 2019. FREED serves as one-stop shop to connect persons with disabilities to available services and

resources, both provided by FREED and by other organizations. FREED provides wrap-around services to create independence for their clients, including teaching independent living skills, referral and support services related to securing housing, minor home modifications or repairs, applying for social security, transition from hospital or nursing homes navigation, and providing transit vouchers. FREED provides community services as well, including running device/technology lending library, distributing re-used durable medical equipment (such as wheelchairs or walkers), and distributing emergency preparedness materials. Since the COVID-19 pandemic, FREED has launched programs to address food insecurity for their clients who are sheltering in place, such as providing restaurant vouchers and arranging food deliveries from foodbanks. Additionally, FREED expanded services to Yuba City to address isolation by providing laptop computers to clients and arranging weekly phone reassurances. FREED reports that the majority of its Sutter County clients reside in Yuba City and a majority of its clients are seniors whose disabilities are age-related. FREED and the Regional Housing Authority of Sutter & Nevada Counties (Housing Authority) identified that the inadequate supply of affordable housing, particularly housing equipped with accessibility features, is a significant barrier for persons with disabilities to access housing.

Sutter-Yuba Behavioral Health provides services to individuals and families who are experiencing serious or ongoing mental health and/or substance abuse disorders in Yuba and Sutter Counties. Sutter-Yuba Behavioral Health maintains an inpatient psychiatric health facility and a psychiatric emergency services unit to provide emergency services to treat acute psychiatric conditions, crisis counseling, and emergency assessment. Outpatient services provide adults with access to therapists, substance abuse counselors, group programs, and individual support groups. Through partnership with Sutter County Schools, Sutter-Yuba Behavioral Health provides an on-site Adult Education and Work Activity Center to provide a variety of therapy, skill-building groups, and education opportunities to recovering clients. Sutter-Yuba Behavioral Health offers a Latino Outreach Center and Hmong Outreach Center for adults, children, and families that are bilingual or only speak Spanish or Hmong. Other programs support the behavior needs of children, youth, and their families, including clinical assessments, behavioral therapy, and therapy services for incarcerated youth. Mental health providers identify finding affordable housing as a constant struggle for their clients. Mental health clients are typically low income; in addition, their illnesses have resulted in rental histories or credit histories that do not meet typical rent requirements and limit their housing options.

Female-Headed Households

Female-headed households are considered a special-needs group because of the higher incidence of poverty in these types of households.

As shown in Table 3-28, the 2018 ACS data indicates that approximately 14 percent of all households (2,874 households) in Yuba City have female heads of household. Of these female-headed households, 1,761 are headed by females with children under the age of 18. The number of female-headed households decreased by 3 percent between 2010 and 2018, and the number of female-headed families with children decreased by 13 percent in the same period. The number of female-headed households without children increased by 18 percent in the same period.

Table 3-28: Female-Headed Households in Yuba City (2010 and 2018)

	2010		2018		2010 to 2018	
	<i>Number</i>	<i>Percent of Total</i>	<i>Number</i>	<i>Percent of Total</i>	<i>Absolute Change</i>	<i>Percent Change</i>
Total Households	21,550	100%	22,572	100%	1,022	5%
Family Households	15,658	73%	16,208	72%	550	4%
Female-Headed Family Households	2,969	14%	2,874	13%	-95	-3%
Female-Headed Families with Children	2,022	9%	1,761	8%	-261	-13%
Female-Headed Families without Children	947	4%	1,113	5%	166	18%

Source: 2010 US Census, 2014-2018 ACS, SACOG Housing Element Data

Female-headed households with children need affordable housing, located in areas near childcare, schools, parks, transportation, and shopping and other services.

Large Families

Large families are defined by HUD as family households with five or more people. The 2014-2018 US Census ACS reports approximately 16 percent of households (3,649 households) in Yuba City have five or more people (see Table 3-29).

Table 3-29: Households by Size (2018)

<i>Household Size</i>	<i>Number</i>	<i>Percent</i>
1 Person	5,154	23%
2 Persons	6,612	29%
3 Persons	3,825	17%
4 Persons	3,332	15%
5 Persons	1,776	8%
6 Persons	1,085	5%
7 or More Persons	788	3%
Total Households	22,572	100%

Source: 2014-2018 ACS, SACOG Housing Element Data

Seniors

As shown previously in Table 3-2, the population aged 60 and older grew by 22 percent between 2010 and 2018 (10,645 to 12,965 residents). This may indicate an increased need for housing for seniors. According to the 2013-2017 ACS, as shown in Table 3-30, there were 5,565 senior-headed (persons age 65 or older) households. Of senior-headed households, 4,194 were owner-occupied and 1,371 were renter-occupied.

Table 3-30: Senior Households by Tenure (2017)

<i>Owner-Occupied Households</i>	<i>Households</i>	<i>Percent of All Owner-Occupied Households</i>
65 to 74 years	2,219	18%
75 to 84 years	1,549	13%
85 years and over	426	3%
Total Senior Population	4,194	34%
<i>Renter-Occupied Households</i>	<i>Households</i>	<i>Percent of All Renter-Occupied Households</i>
65 to 74 years	726	7%
75 to 84 years	271	3%
85 years and over	374	4%
Total Senior Population	1,371	14%
<i>All Senior Households</i>	<i>Households</i>	<i>Percent of All Households</i>
65 to 74 years	2,945	13%
75 to 84 years	1,820	8%
85 years and over	800	4%
Total Senior Population	5,565	25%

Source: 2017 ACS, One-Year Estimate

The 2008–2010 US Census ACS reported the income levels of senior-headed households. Table 3-31 shows the income level of senior-headed households in Yuba City. The largest income category of senior-headed households (14 percent of senior households, or 785 households) is \$75,000 to \$99,000. The second-largest group (691, or 12 percent) earned between \$35,000 and \$39,999, which is considered lower-income. Additionally, 32 percent of senior-headed households (1,798 households) earned less than \$30,000 annually and are considered very low- and extremely low-income households.

Table 3-31: Senior Households by Income (2017 Estimate)

<i>Annual Income</i>	<i>Number</i>	<i>Percentage</i>
Less than \$10,000	303	5%
\$10,000 to \$14,999	453	8%
\$15,000 to \$19,999	459	8%
\$20,000 to \$24,999	258	5%
\$25,000 to \$29,999	325	6%
\$30,000 to \$34,999	491	9%
\$35,000 to \$39,999	691	12%
\$40,000 to \$44,999	199	4%
\$45,000 to \$49,999	309	6%
\$50,000 to \$59,999	513	9%
\$60,000 to \$74,999	108	2%
\$75,000 to \$99,999	785	14%
\$100,000 to \$124,999	420	8%
\$125,000 to \$149,999	120	2%

<i>Annual Income</i>	<i>Number</i>	<i>Percentage</i>
\$150,000 to \$199,999	95	2%
\$200,000 or more	36	1%
Total	5,565	100%

Source: 2017 ACS, One-Year Estimate

The Area 4 Agency on Aging serves a seven-county area including Yuba City. The Area 4 Agency on Aging 2016 - 2020 Area Plan surveyed nearly 2,000 seniors within the service region to identify priority needs and services important to seniors. This survey found that home delivered meals (Meals on Wheels) was the most important services to seniors, followed closely by transportation services. The Area Plan outlined initiatives to maintain and enhance a coordinated system of home and community-based services and supports for older adults and their caregivers. These initiatives include developing and expanding a rural meal vouchers program, sustaining long-term services through building relationships with stakeholders and local services providers, and supporting direct assistance to older adults through maintaining contracted services.

Seniors also face housing challenges related to physical disabilities. Many disabilities are age-related, and result in declining mobility and self-care issues. As noted in the section discussing the needs of the disabled, FREED Center for Independent Living reports that the majority of its clients are seniors whose disabilities are age-related. Age-related disabilities interfere with seniors' ability to remain independent. FREED underscored the findings of the Area 4 Agency on Aging survey's findings that seniors with disabilities need assistance with home repairs, home maintenance, and accessibility modifications, as well as in-home assistance. FREED's senior clients that are on a fixed income are often in precarious housing situations and vulnerable to entering homelessness. The Housing Authority has also identified a need for additional affordable and accessible senior housing.

Seniors have a variety of housing options, including:

- **Independent living**—Seniors reside in their home or apartment with little support or care.
- **Assisted living facilities**—Senior maintains a level of independence, residing in an apartment and receiving varied levels of support and assistance, such as light housekeeping, meals, transportation, and/or medication, etc.
- **Residential care facilities**—Typically a smaller licensed facility, often six or fewer residents, which provides services similar to those provided by assisted living facilities.
- **Intermediate care or skilled nursing facilities**—A licensed facility that provides a higher, continuous level of professional care.

Although there are a variety of housing options for seniors, facilities providing supportive services and a higher level of care are expensive. Most affordable senior housing is independent living and does not provide supportive services. Lower-income seniors cannot afford to take advantage of many of these housing options and consequently remain in independent living situations struggling with self-care issues.

According to the California Department of Social Services, Community Care Licensing Division, there were nine licensed residential care facilities for the elderly in Yuba City in 2020. The total capacity of the elderly residential care facilities is 483 beds, with individual facility capacities ranging from 5 to 99 beds. The names of the facilities and their capacities are listed in Table 3-32.

Table 3-32: State Department of Social Services Licensed Elderly Care Facilities in Sutter County (2020)

<i>Name</i>	<i>Facility Capacity</i>
Cherry Blossom Assisted Living	79
The Courtyard	80
Emerald Oaks	99
The Gardens	49
Golden Years Residential Home Care	6
Summerfield Senior Living	99
White Rock Seniors Home	5
Willow Glen Care Center	60
Yuba Sutter Care Home Inc	6
Total	483

Source: State of California, Social Services, Community Care Licensing Division, December 2020.

Programs H-D-4 and H-D-5 are included to address the housing needs of seniors.

Homeless

There are numerous causes of homelessness: a lack of affordable housing, inadequate financial resources to pay rent and utilities, domestic violence, mental or physical illness, and/or substance abuse. Many individuals and families move in and out of homelessness over the course of a year. A lack of affordable housing can make it difficult for families to move from shelters and transitional housing into permanent housing and puts many low-income families with housing at risk of becoming homeless. It is difficult to estimate the number of individuals and person in families with children who are at risk of becoming homeless. However, the FREED Center and other service providers who serve very low-income households and the homeless population communicated the importance of preventing loss of housing for vulnerable households as a priority need with equal importance as addressing the lack of affordable housing. It can be assumed that those most at risk of becoming homeless are lower-income households paying more than 50 percent of their income for housing costs. These households are not likely to have reserve funds in case of illness, job loss, or other factors and are at risk of becoming homeless.

The City of Yuba City is working within the framework of the Sutter-Yuba Homeless Consortium to address homeless needs within the community. The Sutter-Yuba Homeless Consortium comprises more than 50 representatives, including service providers, government agencies, nonprofits, and faith-based organizations within Yuba and Sutter Counties, whose goal is to address homeless needs and provide comprehensive services on a regional basis.

The Sutter-Yuba Homeless Consortium conducts point-in-time counts annually to identify the number of sheltered and unsheltered homeless individuals and families within its area of operation. The consortium uses the information in preparation of updates to the Yuba-Sutter Continuum of Care program. The count is only a snapshot, reflecting those persons identified as homeless on the day of the point-in-time count. The homeless population tends to be nomadic, and therefore, homeless providers emphasize it is sometimes difficult to identify the homeless as residents of a specific city or specific area.

However, using the 2019 point-in-time counts completed by the Sutter-Yuba Homeless Consortium, it is estimated the Sutter-Yuba area's homeless population was 409 persons, with 236 of those persons completely unsheltered and 173 precariously sheltered. City staff consulted with the Yuba City Police Department, which estimated the number of Yuba City's homeless population to be 142 persons in 2020. Among unsheltered persons in the Sutter-Yuba area, the largest percentage were staying in homeless

encampments (90 persons, or 22 percent of those counted) and a slightly smaller percentage were staying in vehicles (78 persons, or 19 percent of persons counted). Point-in-time counts are typically completed every other year; however, the count scheduled for 2021 was postponed due to the COVID-19 pandemic. According to the 2019 5-Year Regional Strategic Plan to Respond to Homelessness developed by the Bi-County Homeless Services Program, 12 homeless persons who filled out a consumer survey identified themselves as living in Yuba City. Table 3-33 provides a breakdown of the homeless population by housing type in the Sutter-Yuba area.

Table 3-33: Homeless Population in Sutter-Yuba Area (2019)

<i>Housing Type</i>	<i>Number</i>	<i>Percentage</i>
Homeless Encampments	90	22%
Vehicles	78	19%
Commercial or industrial Buildings	4	1%
On the street, in a doorway, under a bridge, or other place outside	64	16%
Unsheltered Subtotal	236	58%
At a hotel	24	6%
Couch surfing	16	4%
In a jail	27	7%
With family	71	17%
With friends	22	5%
Other shelter	13	3%
Precariously Sheltered Subtotal	173	42%
Total	409	100%

Source: Yuba City, Marysville/ Sutter, Sutter - Yuba Homeless Consortium Continuum of Care, 2019

Major homeless facilities and providers in the Yuba City area are listed in Table 3-34. 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 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. The Depot Family Crisis Center primarily serves homeless families (about 80 percent) and single women (20 percent). According to the Salvation Army's website, about 10 percent of the Depot's client population has a mental illness, developmental disabilities, or both. The Salvation Army also manages a transitional housing community called Hope Vista, which consists of eight newly constructed homes. Currently, Hope Vista is providing shelter to families displaced by the Camp Fire disaster in 2019 through the Salvation Army's Emergency Disaster Transitional Living Program. The Salvation Army identified another significant factor contributing to homelessness, that of a lack of affordable housing for lower-income households; this makes it difficult for families to move from shelters and transitional housing into permanent housing and puts those with housing at risk of becoming homeless.

Buddy's House, a transitional housing program, with a mission of achieving clean and sober living for its program participants, has also identified substance abuse and mental illness as major contributing factors to homelessness. Buddy's House also identified the need for better reentry programs for persons being released from prisons. One-stop, coordinated, and integrated programs are needed to ensure prisoners are not released onto the street without access to documentation, such as driver license and social security numbers, and supportive services. Public assistance programs also need to be modified to allow those that want to make changes in their lives and move into transitional housing programs to do so without jeopardizing assistance.

The City of Yuba City does not provide services directly, but as noted above, is working within the framework of the Sutter-Yuba Homeless Consortium to provide homeless services and address facility needs. It should be noted that because of the regional, cooperative effort between Yuba-Sutter jurisdictions and service providers, Yuba City homeless individuals are able to avail themselves of shelters and housing services on a region-wide basis.

Yuba-Sutter homeless resources strive to meet the multiple needs of the homeless and provide integrated coordinated services. Assistance available to homeless individuals and families within the Yuba-Sutter area of operation include motel vouchers, assistance with rent and security deposits, emergency shelters, transitional housing, and case management. Additional facilities and agencies that provide these services are listed in Table 3-34.

Table 3-34: Major Homeless Facilities/Providers in Yuba City Area, 2020

<i>Facility/Provider</i>	<i>Type</i>	<i>Capacity</i>	<i>Services</i>
Sutter-Yuba Behavioral Health Services 446 Second St. Yuba City	Social Services	6 beds	Mental health services, emergency psychiatric services, youth and family services, recovery program, referral services
New Haven Court (Sutter-Yuba Behavioral Health and Hands of Hope) 448 Garden Highway Yuba City	Permanent Supportive Housing	40 beds	Case management, peer support activities, mental health care, substance use services, benefits counseling and advocacy, and basic housing retention skills
Crossroads Community Church/Joshua's House	Transitional Housing	--- ¹	Recovery program; referral services
River Bottoms Ministry / A Hand Up Ministry		--- ¹	
Buddy's House 1770 Magnolia Drive Yuba City	Transitional Housing	--- ¹	Recovery program, referral services
Salvation Army Depot Family Crisis Center 408 J Street Marysville	Transitional Shelter	65 beds	Meals, counseling, education programs, self-sufficiency program, recovery program, job search assistance, savings programs
Salvation Army Hope Vista Riverside Drive Olivehurst	Transitional Housing	8 beds	Housing navigation, case management, employment assistance, self-sufficiency classes, recovery program

<i>Facility/Provider</i>	<i>Type</i>	<i>Capacity</i>	<i>Services</i>
Twin Cities Rescue Mission 940 14 th Street Marysville	Emergency Shelter/ Transitional Housing	40 beds	Meals, support groups, medical and dental clinics, Bible clubs/Sunday School, referral services, intake, and re-entry for one-year men's treatment programs
Casa de Esperanza Yuba City (address confidential)	Emergency Shelter/ Domestic Violence	24 beds	Meals, counseling, and other services for battered or homeless women and children
Hands of Hope 909 Spiva Avenue Yuba City	Day Center	n/a	Coordinated Entry site, referral services, showers and restrooms, laundry, computers, used clothing, mentoring/referrals
R.E.S.T. (operated by Hands of Hope)	Rotating Emergency Shelter	Up to 35 beds	Wintertime rotating overnight shelter at various church facilities. Operates from late November through early April. One hot meal is provided per day. Intake occurs at Hands of Hope's day center.
St. John's Episcopal Church 800 D Street Marysville	Food/ Community Meetings	n/a	Lunch served on the 1st, 2nd, and 4th Wednesdays of the month
14FORWARD	Temporary Housing	40 beds	Tiny home temporary housing program.
Life Building Center 131 F Street Marysville	Emergency Shelter	25 beds	Community Court (Pilot), Coordinated Entry Site, medical services, job training, laundry, and referral services.
Better Way Shelter	Low Barrier Temporary Shelter	40 beds	Low barrier homeless shelter providing temporary stays up to 3 months; Housing First Model
Wintertime Total		Up to 237 bed	
Summertime Total		212 beds	

Notes:

¹ As of March 22, 2021, information unavailable.

Source: Forward Yuba Sutter: 5-year Regional Strategic Plan to Respond to Homelessness in Sutter and Yuba Counties, Bi-County Homeless Services Program, 2019, Salvation Army Depot, Salvation Army Hope Vista Twin Cities Rescue Mission, Hands of Hope, FREED, 14FORWARD, Casa de Esperanza, and R.E.S.T., 2020

Program H-D-5 is included to address the housing needs of homeless individuals.

Farmworkers

The 2017 US Department of Agriculture Census of Farmworkers identifies 4,672 persons employed as agricultural workers in Sutter County. Of these workers, 3,157 work less than 150 days per year and can be considered seasonal farmworkers. Sutter County's economy has historically been based on agriculture. The Yuba-Sutter Economic Development Corporation identifies farming as the fourth-largest employer in the region. As a result of the major role farming plays in the economy of the area, there has been a need within the community to provide housing for agricultural workers.

Farmworkers tend to have low incomes due to the lower-paying nature of their work. Farmworkers who are permanent residents, particularly those who are part of large family households, face many of the same difficulties in obtaining suitable affordable housing as other low-income families. Farmworkers who migrate on a seasonal basis face the issue of finding suitable, short-term housing.

Public and nonprofit farmworker housing owners and managers provide the best source of information on housing needs of farmworkers.

The Housing Authority takes the lead on farmworker projects in the City. Richland Farm Labor Housing, consisting of 190 units (53 two-bedroom, 123 three-bedroom, and 12 four-bedroom units) was constructed in the late 1970s. The Richland Farm Labor Housing project is available to active farmworkers (including cannery/processing) and those retired or disabled from agricultural work. The Housing Authority states that demand for resident farmworker housing has remained constant. As of March 2021, there were 15 applicants on the waiting list. The Housing Authority also maintains an additional 99 beds of migrant worker housing at its Richland Public Housing (15 one-bedroom/studio, 36 two-bedroom, 37 three-bedroom, 9 four-bedroom, and 2 five-bedroom units). There is a waitlist of 1,234 applicants for units in Richland Public Housing. A total of 289 units of migrant farmworker housing are maintained by the Housing Authority.

The California Human Development Corporation owns and manages one farmworker housing project: Mahal Plaza is a 98-unit project containing two-, three-, and four-bedroom units. Mahal Plaza gives priority to resident farmworkers, as well as migrant farmworkers.

All public and nonprofit farmworker housing in Yuba City is targeted to farmworker families; the needs of single farmworkers are not addressed by these projects. While single farmworkers do not qualify for these projects, they do have the advantage of higher mobility and are more likely to secure housing on-site at their place of employment.

Many privately owned migrant quarters are maintained on individual farms in rural areas of the county. The number of these units is unknown. Program H-D-3 proposes amendments to the City's zoning code to comply with the Employee Housing Act to allow employee housing for farmworkers and other employees ministerially in zones allowing single-family residential structures and/or zones allowing agricultural uses.

At-Risk Units

Housing Element law requires jurisdictions to provide an inventory of assisted, affordable rental units that are eligible to convert to market rate housing within 10 years of the beginning of the eight-year planning period of the Housing Element (through May 15, 2031). The law also requires an estimation of the cost of preserving units at risk versus replacing the units.

Table 3-35 lists assisted housing projects in the City of Yuba City and identifies their current contract expiration dates after which conversion to market-rate housing is possible. Based on a review of the California Housing Partnership Corporation (CHPC) information regarding units at risk of conversion, two projects within the city are at risk of converting to market rate during the current Housing Element cycle. Sutter Village and Live Oak Apartments are owned by for-profit developers whose contracts for HUD Project Based Section 8 assistance are renewed annually. However, the overall contract for each of these projects expires after the end of the current planning period. Because their project's Section 8 contracts must be renewed annually, a total of 109 assisted units are at risk of conversion to market-rate housing within the current planning cycle. Program H-B-3 commits the City to monitoring units at risk and taking steps to prevent them from converting to market rate, if needed.

Table 3-35 Assisted Housing Units at Risk of Conversion

<i>Project Name & Location</i>	<i>Type</i>	<i>Total Units</i>	<i>Assisted Units</i>	<i>Overall Expiration Date</i>
Live Oak Apartments – 645 Queens Ave	Section 8 LMSA	88	35	11/30/2032 ¹
Sutter Village – 1200 Gray Ave	Section 8 NC	74	74	8/31/2039 ¹

Notes:

¹ While the assisted units identified here have project periods that expire after the end of the planning period, because Section 8 contracts require annual renewal these are considered “at risk.”

Source: California Housing Partnership Corporation, February 2021

To maintain the existing affordable housing stock, the City can either preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: (1) transfer of project to nonprofit ownership; (2) provision of rental assistance to tenants using non-federal funding sources; and (3) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multifamily housing units. These options are described herein.

Transfer of Ownership

Transferring ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that at-risk units remain affordable for the long term. By transferring property ownership to a nonprofit organization, low-income restrictions can be secured indefinitely, and the project would become potentially eligible for a greater range of governmental assistance.

The current market value of the projects was estimated using information from multifamily sales listings within Yuba City’s boundaries. The average cost to purchase a multifamily development was \$116,839 per unit. There are 109 units at risk of converting to market rate within the current planning cycle. If these were purchased, the estimated cost of acquiring these would be \$12,735,482.

Rental Assistance

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain affordability of the 109 at-risk affordable units. These rent subsidies can be structured to mirror the federal Housing Choice Voucher (Section 8) program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair market rent on the unit. In Sutter County, the 2020 fair market rent is determined to be \$838 for a studio, \$844 for a one-bedroom unit, and \$1,087 for a two-bedroom unit.

The feasibility of this alternative is highly dependent on the availability of other funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers if they can be provided. As indicated in Table 3-36, the annual cost of subsidizing each unit ranges from \$3,198 for a studio apartment with a one-person household to \$4,350 per year for a three-person household in a two-bedroom apartment. Sutter Village has 74 one-bedroom units, which would require an annual estimated subsidy of \$164,280. Live Oak Apartments has 20 two-bedroom assisted units and 15 one-bedroom assisted units, which would require an estimated annual subsidy of \$120,300 in total. The estimated annual cost to subsidize both buildings’ assisted units would be \$284,580.

Table 3-36: Rental Assistance Required

<i>Unit Size</i>	<i>Fair Market Rent¹</i>	<i>Household Size</i>	<i>Very Low Income (50% AMI)</i>	<i>Affordable Cost without Utilities</i>	<i>Monthly per Unit Subsidy</i>	<i>Annual per Unit Subsidy</i>
Studio	\$838	1	\$24,500	\$572	\$267	\$3,198
1-bedroom	\$844	2	\$28,000	\$659	\$185	\$2,220
2-bedroom	\$1,087	3	\$31,500	\$725	\$363	\$4,350

Notes:

¹ Fair market rent is determined by HUD for different jurisdictions/areas across the United States on an annual basis. 2020 FMRs listed.

Affordable cost = 30% of household monthly income

Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsidies in the form of rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable.

Construction of Replacement Units

The construction of new affordable housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends on a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction. There has been little multifamily development Yuba City recently. However, estimates of multifamily projects in other cities the region may be instructive. An April 2020 BuildingJournal.com estimate for the construction cost of a two-story multifamily building in the Sacramento area with 12 units at 1,000 square feet per unit suggested a potential construction cost of approximately \$90 per square foot. This estimate excludes land and site preparation development costs, fees, and related expenses. In practice the true cost may be higher or lower than this estimate, as the cost of building multifamily homes varies based on the cost of financing, the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. With an estimated average size of 700 square feet per unit in these buildings, it would cost approximately \$6.87 million to construct 109 new assisted units at this rate.

Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. The cost of constructing 109 replacement units the second highest of the three quantified options (\$6.87 million). In comparison, the annual costs of providing rental subsidies required to preserve the 109 assisted units are relatively low (\$284,580). However, long-term affordability of the units cannot be ensured in this manner. The option of acquiring replacement units has the highest cost (\$12.7 million)) and constrained by a variety of factors, including growing scarcity of land, rising land costs, and potential community opposition. The best option to preserve the at-risk units appears to be construction of replacement units in the event that affordability restrictions are not continued.

Organizations Interested in Preserving Assisted Rental Housing

There are numerous entities with the managerial capacity to own and manage units at risk of conversion. HCD maintains a list of “qualified entities” who have a track record of creating, preserving, or managing affordable units. The full list is provided as Appendix III. Table 3-37 identifies three agencies that have been identified as having specific interest in Sutter County and being notified of the availability of assisted rental housing.

Table 3-37: Nonprofit Organizations Interested in Acquiring At-Risk Housing

Volunteers of America National Services	1108 34th Avenue	Sacramento
Community Housing Improvement Program, Inc.	1001 Willow Street	Chico
Mercy Housing Corporation	3120 Freeboard Drive, Suite 202	West Sacramento

Source: California Department of Housing and Community Development, 2020

Energy Conservation

Conservation of energy has become an important issue in housing policy because of the rise in energy costs over the last few decades. Energy bills may comprise a substantial portion of monthly housing costs for both owners and renters. California’s most recent energy crisis has further emphasized the need for conservation. The residential sector offers an opportunity to achieve energy savings through conservation measures, awareness, and the application of appropriate technology.

California’s Building Energy Efficiency Standards for residential buildings were established in 1978 in response to a legislative mandate to reduce energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods.

The City’s Building Division enforces the 2019 California Energy Building Code (Title 24) through its plan-checking process. These regulations establish minimum levels of wall, ceiling, and floor insulation, maximum glazing area, minimum glazing U-values, and air conditioner and water heating system efficiencies to reduce energy consumption.

The Pacific Gas and Electric Company (PG&E), Yuba City’s primary energy provider, also has a number of monetary incentive programs for energy conservation as well as energy-efficient home improvements. Eligible lower-income residents can apply for free home energy assessments, weatherproofing, energy-efficient lightbulbs, and replacements of certain appliances. Information about these programs is distributed in monthly billing statements from PG&E and is available online. The City is currently working with PG&E to provide energy audit services to Yuba City residents.

Energy conservation is also addressed through the City’s environmental review process. The negative declaration or environmental impact report for a development project identifies energy impacts and, if necessary, requires mitigation measures to reduce energy consumption.

The City’s solar project at the wastewater treatment facility started providing electricity in late 2007. The solar arrays are constructed on piers and on sunny days the wastewater treatment facility meets all of its electrical needs with solar or existing biogas fueled micro-turbines. It is estimated that the solar facility produces 1.3 kilowatt hours per year, equivalent to the demand of 750 homes during daylight hours.

Future Housing Needs

In March 2020, SACOG adopted its final plan for Allocation of Regional Housing Needs for October 31, 2021, through October 31, 2029. The Regional Housing Needs Allocation (RHNA) plan is required by state law and is part of the statewide statutory mandate to address future housing issues. The RHNA plan allocates a “fair share” of the region’s projected housing needs to each city and county. These allocations are provided per household income group and are for the upcoming housing element planning period of October 31, 2021, through October 31, 2029.

The RHNA plan allocation was based on methodology adopted by SACOG in November 2019. SACOG developed the allocation methodology, which represents the culmination of input from the public, local housing planners, and housing stakeholders across the greater Sacramento region. The methodology is oriented around furthering the five RHNA objectives: (1) Increase Housing Supply and Mix of Housing Types; (2) Promote Infill, Equity, and Environment; (3) Ensure Jobs Housing Balance and Fit; (4) Promote Regional Income Parity; and (5) Affirmatively Further Fair Housing. The percentage of lower-income units starts with 40.7% lower income in each jurisdiction, with adjustments made on factors for affirmatively furthering fair housing, regional income, and job/housing fit.

Table 3-38 shows the SACOG RHNA plan allocation for Yuba City. As shown in the table, the RHNA plan allocated 3,308 new housing units to Yuba City for the planning period. Of the 3,308 new housing units, 378 units are to be affordable to extremely low-income households, 378 units are for very low-income households, 455 are for low-income households, and 2,097 units for moderate and above-moderate income households.

Table 3-38: Housing Needs by Household Income Category

<i>Income Category</i>	<i>Number</i>	<i>Percent</i>
Extremely Low	378	11%
Very Low	378	11%
Low	455	14%
Moderate	622	19%
Above Moderate	1,475	45%
Total	3,308	100%

Note: Assumes 50 percent of the very low-income households are extremely low-income households.

Source: SACOG 2021-2029 RHNA - Final Allocations.

The City must provide an estimate of the projected extremely low-income housing needs. The City is estimating approximately 50 percent of its very low-income regional housing need to be an extremely low-income housing need. In other words, of the 756 very low-income housing needed, the City is estimating 378 units for extremely low-income households. Most, if not all, extremely low-income households will require rental housing. The extremely low-income households will likely face housing problems such as overpaying, overcrowding, and/or accessibility issues as a result of their limited incomes. Also, many of the extremely low-income households will fall within a special-needs category (disabled, seniors, large families, or female-headed households) and require supportive housing services.

4. 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 Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, AFFH 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 City of Yuba City (City), 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 prioritize contributing factors to fair housing issues.
2. Prepare the Housing Element Land Inventory and identify 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 City has completed the following outreach and analysis.

Outreach

The update to the City’s Housing Element was completed immediately following the updates to the City’s 2020-2024 Consolidated Plan and 2020 Analysis of Impediments to Fair Housing Choice (AI). Because of the timing, the City incorporated community outreach regarding fair housing issues into the update process for the consolidated plan and analysis of impediments, as well as completing one-on-one meetings with service providers during the 2021-2029 Housing Element update process. The variety of methods and ongoing community outreach from late 2019 through 2020 provided an opportunity for the City to reach members of all socioeconomic segments.

In November 2019 and February 2020, the City held two public workshops to discuss the Consolidated Plan and AI process and the importance of community involvement in the preparation of both documents. These meetings were marketed through the City’s website and email distribution of information to stakeholder organizations to reach their clients and staff. Across both meetings, attendees included representatives of the Regional Housing Authority for Sutter and Nevada Counties, Hands of Hope, Sutter-Yuba Homeless Consortium, Central Valley Homeless Assistance Veterans Program, FREED Center for Independent Living, Habitat for Humanity, and Bridges 2 Housing.

In addition to the public workshops for the AI and Consolidated Plan processes, the City conducted one-on-one consultation meetings for the Housing Element update with service providers and other organizations who serve special-needs groups and other typically hard-to-reach groups. 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, displaced residents, and resulted in increased demand for housing in Sutter County, including Yuba City. The price

increases as a result of this increased demand have 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 result from 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.

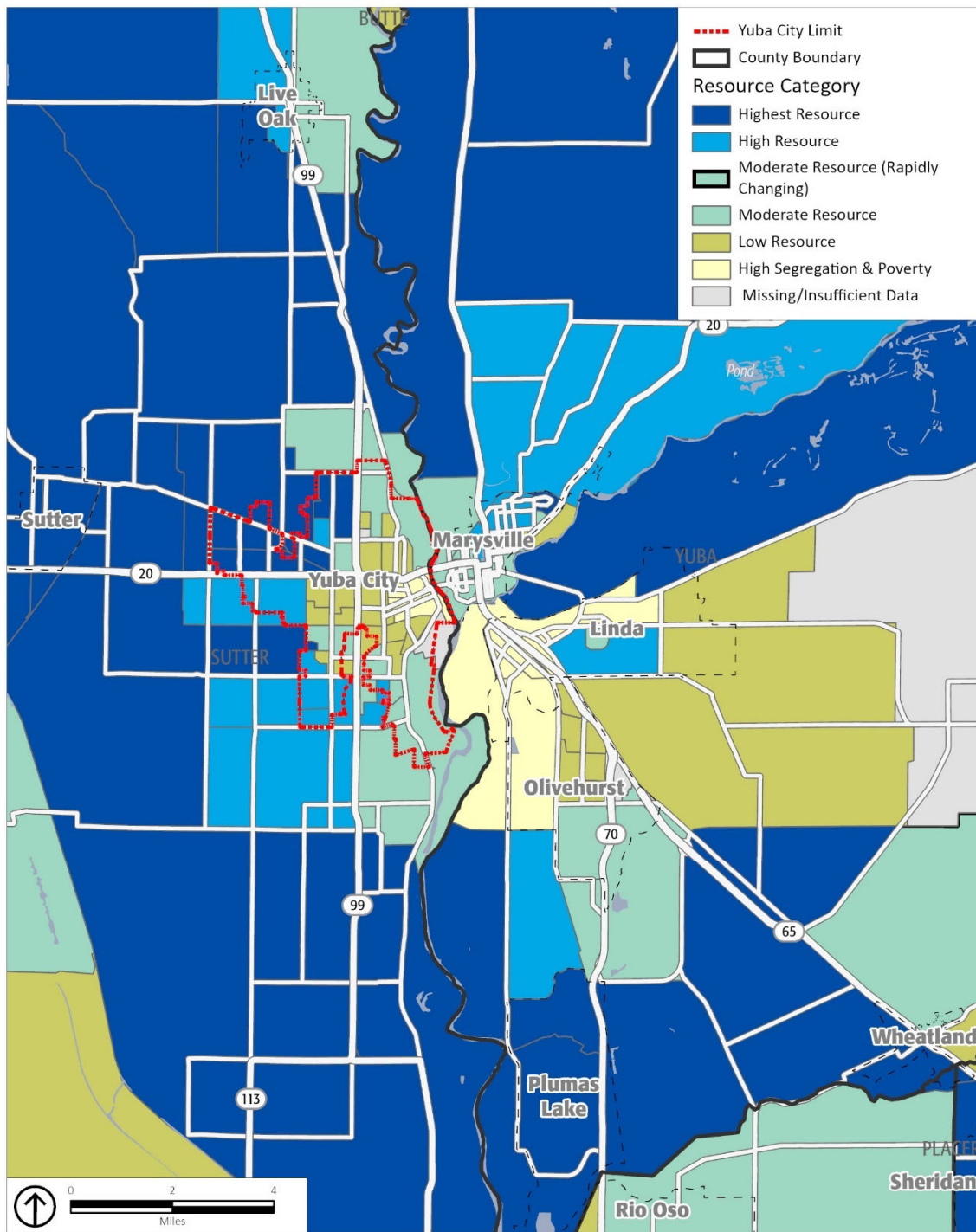
Assessment of Fair Housing Issues

California Government Code, Section 65583 (10)(A)(ii), requires the City of Yuba City 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 2020 Tax Credit Allocation Committee (TCAC)/Housing and Community Development (HCD) Opportunity Area map, the core of Yuba City is primarily Low Resource and has high rates of poverty and racial and/or ethnic concentration, as shown on Figure 4-1, *TCAC/HCD Opportunity Areas*. City staff reviewed this map and found that it accurately characterizes Yuba City.

The area of the city bordering the Feather River, south of Colusa Avenue, north of Franklin Avenue, and east of Cooper and Park Avenues is considered an area of high poverty and racial and/or ethnic concentration. In contrast, the portions of the city west of Harter Parkway, south of Lincoln Road, and north of Queens Avenue are primarily higher designations ranging from moderate to highest resource areas; all areas considered high or highest resource are along the western boundary of the city.

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 until “low resource” areas, which typically have limited access to education and employment opportunities and may have poor environmental quality. For purposes of evaluating fair housing, resource levels refer to the geographic proximity and ease of access to resources, such as low-cost transportation, jobs, and high-quality schools, with low-resource areas having the most limited access. In an area of high segregation and poverty, at least 30 percent of the population is below the federal poverty level, and patterns of racial segregation exist. In addition to reviewing these categorizations, the City also individually analyzed several factors, described below, to assess patterns that may further fair housing issues and identify actions to combat these.

Yuba City’s history is rooted in its agricultural economy, which remains the backbone of the local economy. Since its incorporation in 1908, Yuba City has been home to a racially and ethnically diverse population. Rapid regional growth recently has resulted in a near doubling in population size in Yuba City every 20 years. This wave of growth in an agricultural community has resulted in development of single-family housing to meet the needs of the family-oriented city. The agricultural economy and relative affordability of Yuba City, when compared with other areas in the Sacramento region, has historically been a draw for individuals and families immigrating into Northern California. These historic trends led to the multicultural character of the community today. The center of the city was developed first. Homes there tend to be older and smaller than in other areas of the City, and thus more affordable, which contributes to a concentration of lower-income households. The older homes west of the city center are also more affordable than other parts of Yuba City. Strong cultural emphasis on the family and multi-generational housing structure has created pockets of racial and/or ethnic concentration. This combined with an increase in residential development along the edges of the city has led to the concentration of poverty along with racial and/or ethnic concentration in the downtown area.



Source: TCAC/HCD, 2021.

Figure 4-1
TCAC/HCD Opportunity Areas

The City 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 (Figure 4-1). 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 City has used the most localized level of data available for the analysis.

Patterns of Integration, Segregation, and Racial/Ethnic Areas of Concentration

Over the last decade, the percentage of residents that identify their race as White has remained relatively stable at approximately 64 percent; however, the population of persons who identify their ethnicity as non-Hispanic White has decreased from 47 percent of the population in 2011 to 42 percent in 2019. Since 2011, the percentage of the population that identifies as Asian, the second-largest group, has decreased by 10 percentage points while there has been an increase in residents that identify as one or more race. Yuba City also has a relatively high percentage of the population that is foreign born (27 percent), slightly higher than the percentage of Sutter County residents that are foreign born (22 percent).

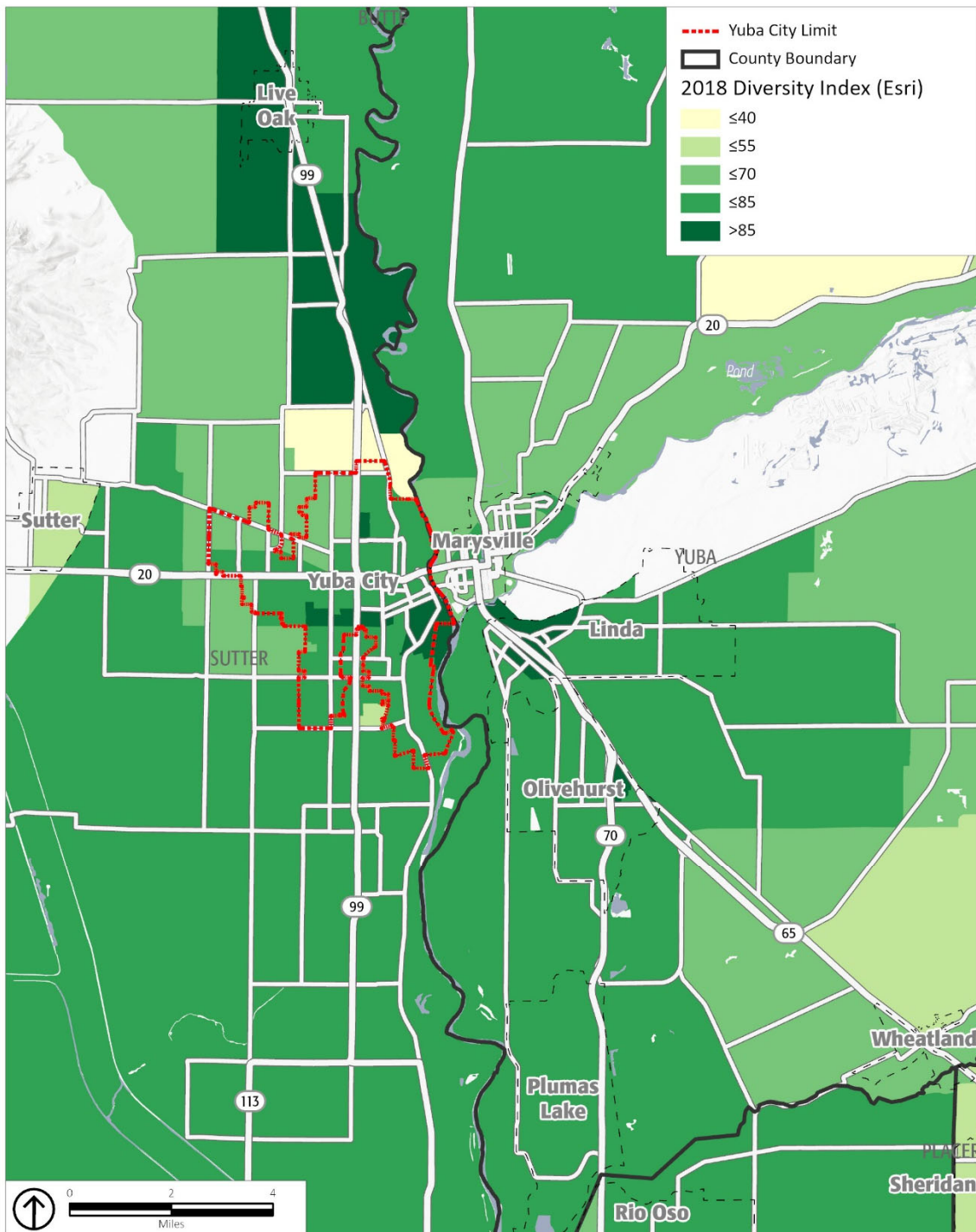
As shown on Figure 4-2, *Diversity Index (2018)*, there is a high level of diversity across the city which indicates positive patterns of integration in most of the city. Levels of diversity in Yuba City are similar to surrounding areas, including the Cities of Marysville and Live Oak, and unincorporated areas adjacent to all three cities. Moving further into the more rural parts of Sutter and Yuba Counties, areas tend to be populated with concentrations of one ethnic group and therefore have lower ratings on TCAC's diversity index. In northeast Yuba County, these less diverse areas tend to be primarily White, Non-Hispanic households. In Sutter County, to the north of Yuba City, these less diverse areas tend to be Black or Hispanic. Lower population density can also contribute to these lower diversity ratings. It is worth noting that the Esri diversity index used on Figure 4-2 is two-dimensional, so areas in the city that rank higher on the index have even distributions of racial and ethnic groups, and areas with lower rankings may have one larger racial or ethnic group within the area.

Although Figure 4-2 indicates a high level of diversity across Yuba City, as shown on Figure 4-3, *Racially or Ethnically Concentrated Areas of Poverty*, there is a racially or ethnically concentrated area of poverty (R/ECAP) just west of downtown, between State Route 20 and Franklin Avenue and between Cooper Avenue and State Route 99. A R/ECAP, as defined by the United States Department of Housing and Urban Development (HUD), is an area in which 50 percent or more of the population identifies as non-white and 40 percent or more of individuals are living at or below the poverty line. The R/ECAP is located in the older areas of the City, characterized by older, smaller housing, while growth and investment has focused in developing residential subdivisions in north and western areas of the City. Over 60 percent of the population residing in the R/ECAP are renting households, and Housing Choice Voucher (HCV) occupied housing units account for nine percent of the renter-occupied housing in the R/ECAP. While the R/ECAP does not have the highest concentration of HCV housing units in the City, the number of HCV housing units is more than triple the number of HCV units in adjacent census tracts west of Highway 99 and south of Franklin Avenue. As of the 2015-2019 American Community Survey (ACS), the population of this R/ECAP tract was estimated to be 5,386. This area, and downtown, have a higher percentage of Hispanic or Latino residents than other areas of Yuba City, reflecting areas to the north (Figure 4-4, *Predominant Population – Hispanic Majority*). There is also a higher percentage of residents in this area, as well as the rest of the southern portion of the city, whose primary language is not English (Figure 4-5, *Percentage of Population Linguistically Isolated*). In 2017, nearly 17 percent of Yuba City residents reported their primary language as one of many Indo-European languages, according to findings in the 2020 Yuba City Analysis of Impediments to Fair Housing. The Marysville/Yuba City Urbanized Area has a higher rate of non-English speaking households than most of the Sacramento Area Council of Governments (SACOG) region outside of downtown Sacramento. Yuba City has the only R/ECAP in Sutter County and as will be discussed, contains areas with the highest rates of poverty in the County. The R/ECAP in Yuba City is also the only R/ECAP within the rural areas of the SACOG region.

While Yuba City, Marysville, Linda, and Olivehurst have a larger area of concentrated poverty than most of the SACOG region outside of urbanized Sacramento, only Yuba City has an R/ECAP present. This implies that poverty within Yuba City disproportionately impacts non-White residents. Outside of Yuba City, R/ECAPs are present within the urbanized City of Sacramento and the suburban jurisdictions surrounding, including unincorporated Sacramento County, Rancho Cordova, and Davis.

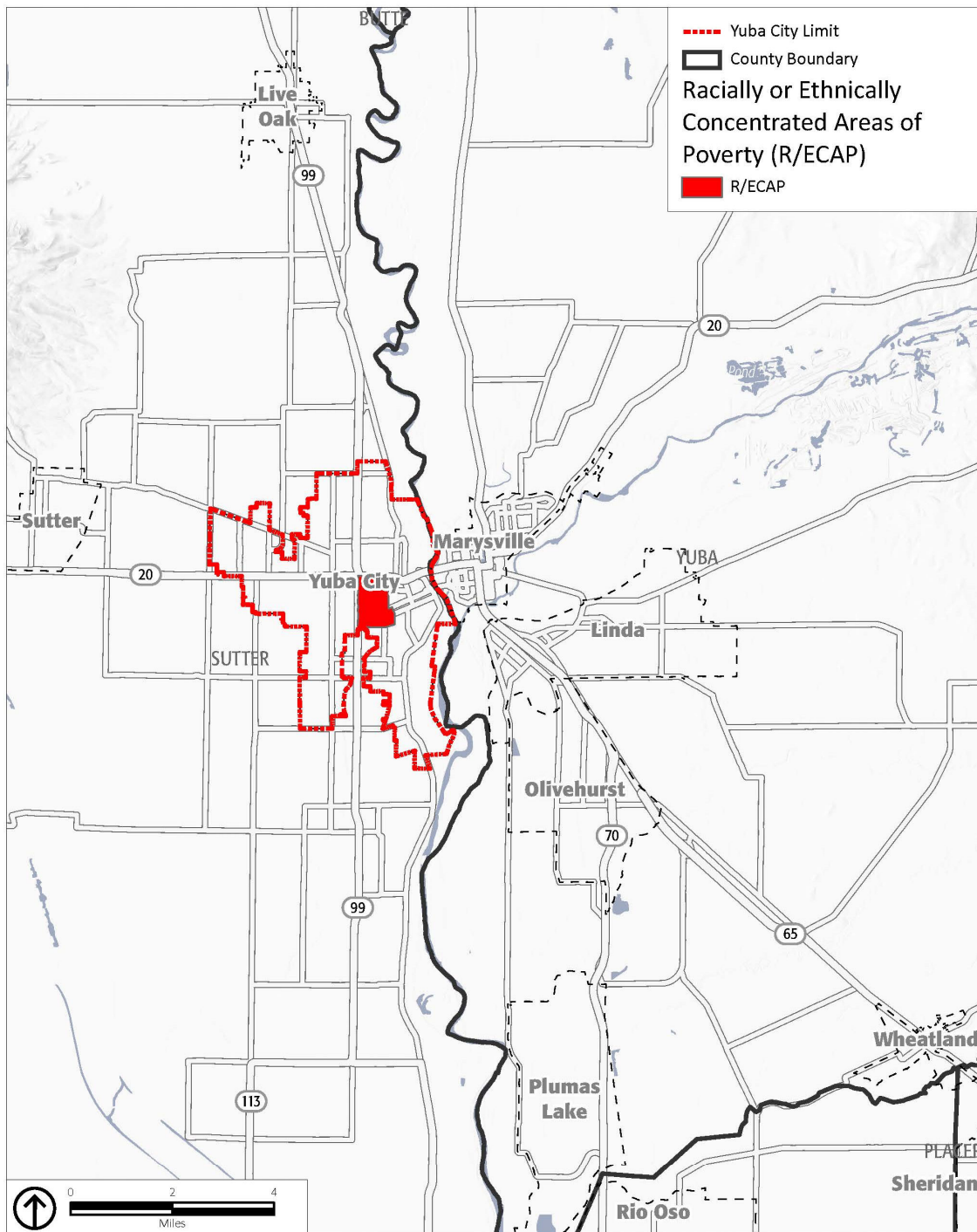
In 2014, the area of Yuba City south of State Route 20 and east of State Route 99 had the highest percent of households below the poverty line. However, by 2019, the ACS estimates that this concentration has decreased slightly while percentage of households at or below the poverty line has increased in the area north of Queens Avenue and east of State Route 99 (Figure 4-6, *Poverty Status [2010-2014]*, and Figure 4-7, *Poverty Status [2015-2019]*). In this area north of Queens Avenue, it is estimated that more than 50 percent of the population is living in poverty; in most of downtown, more than 20 percent of the population falls into this category as well. While there are other areas of high poverty rates in the SACOG region, this area in Yuba City and the areas to the east in Marysville, Linda, and Olivehurst have a larger area of highly concentrated poverty than most of the region. From 2010 to 2019, the median income in Yuba City has increased from \$49,500 to \$61,773, compared to a lesser increase in Sutter County as a whole from \$49,500 in 2010 to \$50,944 in 2019. While there has been an increase in median income in Yuba City and a slight decrease in poverty rates, the gap between the median income and those households living in poverty has become more significant.

In northern Yuba City, the area with lowest rate of poverty (less than 10 percent) contains the only area in the city where the median income exceeds the statewide median income of \$87,100, according to the HCD 2020 State Income Limits. This concentrated area of affluence is identified as Highest Resource on the TCAC Map, indicating residents of this area have access to the best outcomes in terms of health, economic attainment, and education attainment. While providing positive outcomes to residents within the concentrated area of affluence, barriers exist that prevent other Yuba City residents from accessing the same opportunity. Bounded by city limits to the west and north, Highway 99 to the east, and Redding Avenue to Stabler Lane, Butte House Road to Belvin Road, Bradley Estates Drive to Stabler Lane, and Queens Avenue to Highway 99 to the south, this area is predominantly characterized by single-family residential and larger lot sizes. The majority of housing units in this area are owner-occupied, with only 35 percent of housing units occupied by renting-households. HCV units account for less than three percent of renting-households; Yuba City's R/ECAP contains over triple the number of HCV-occupied units. Where Yuba City's R/ECAP features predominantly Hispanic population, the area in Yuba City with the highest median income has a predominantly White majority population, which also correlates with a decrease in linguistically isolated population compared to the R/ECAP and surrounding downtown region. This implies that wealth inequality limits access to Yuba City's concentrated area of affluence. Many factors can contribute to wealth inequality, including access to education, transportation, social networks, and primary language. None of the homeless resources listed in Table 3-34 are located in Yuba City's concentrated area of affluence and are primarily located in downtown Yuba City, within the R/ECAP, and south Yuba City, further limiting access to high resource areas and concentrating unhoused residents in low resource areas in south Yuba City. Much of unincorporated Sutter County surrounding Yuba City is designated as highest resource areas on the TCAC map. With exception of census tracts surrounding Live Oak, the County's highest resource areas have a predominant White population. However, despite designated 'Highest Resource' on the TCAC Map, median income does not exceed the HCD State median income (\$87,100), except in a census tract that overlaps Yuba City, suggesting Sutter County does afford its residents access to considerable opportunity but does not contain concentrated areas of affluence. Within the SACOG region, cities such as Roseville, Folsom, and El Dorado Hills contain expansive concentrations of affluence, featuring highest resource categorizations on the TCAC map coupled with median incomes exceeding \$125,000. Similar to Yuba City, these areas are predominantly White, suggesting that regionally White residents have the most access to affluent areas in the SACOG region.



Source: Esri, 2018.

Figure 4-2
Racial and Ethnic Diversity Index (2018)



Source: HUD, 2010.

Figure 4-3
Racially or Ethnically Concentrated Areas of Poverty

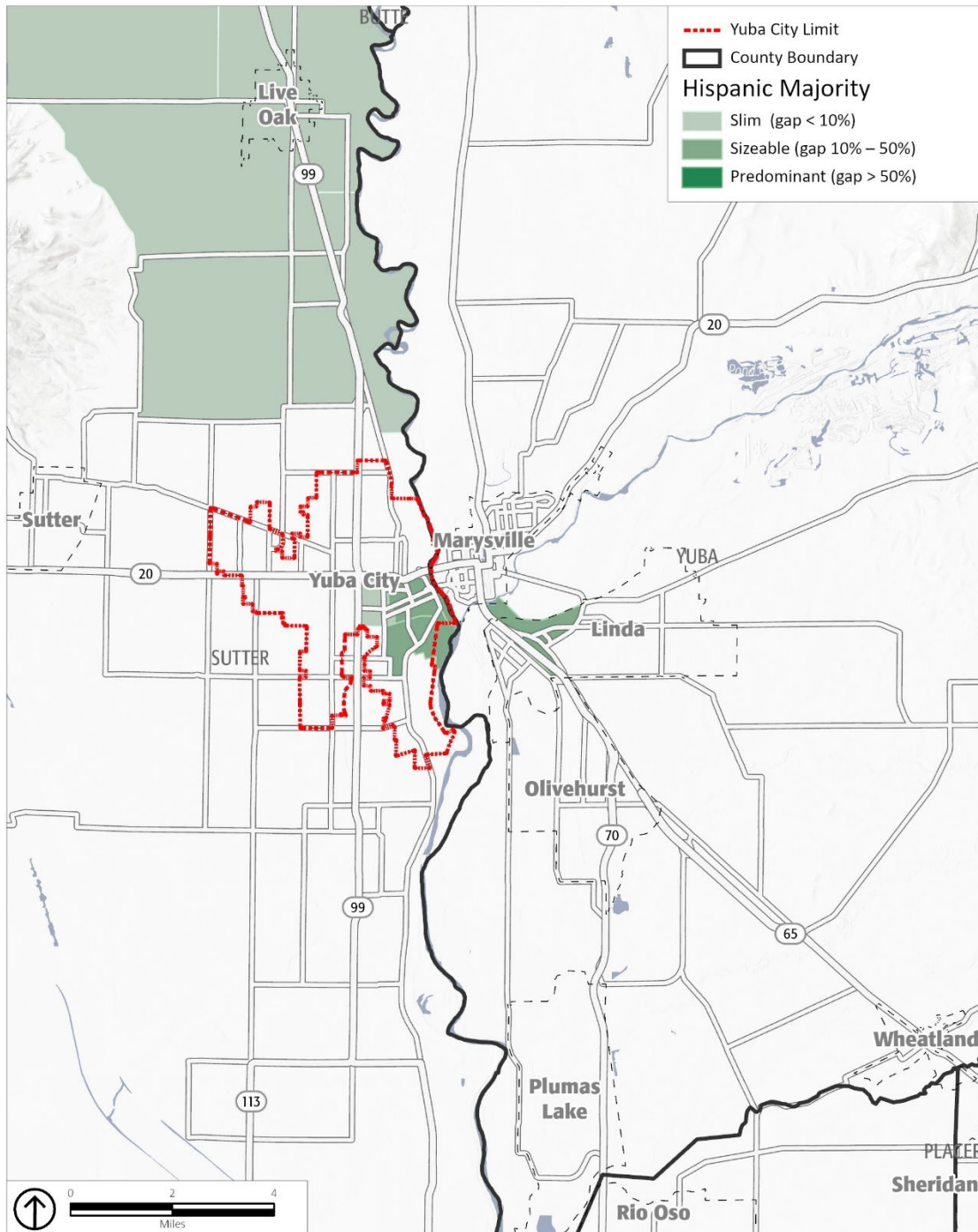
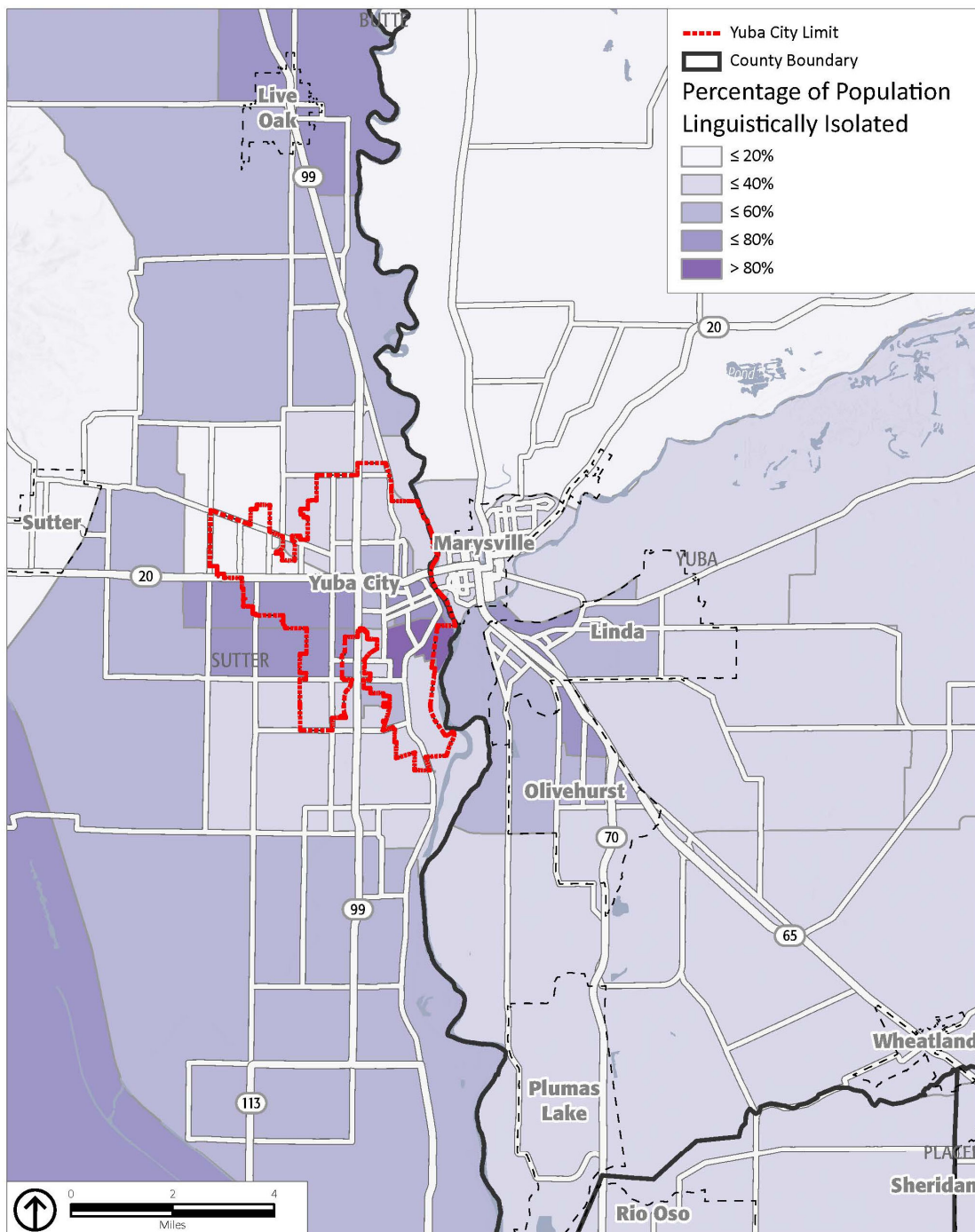
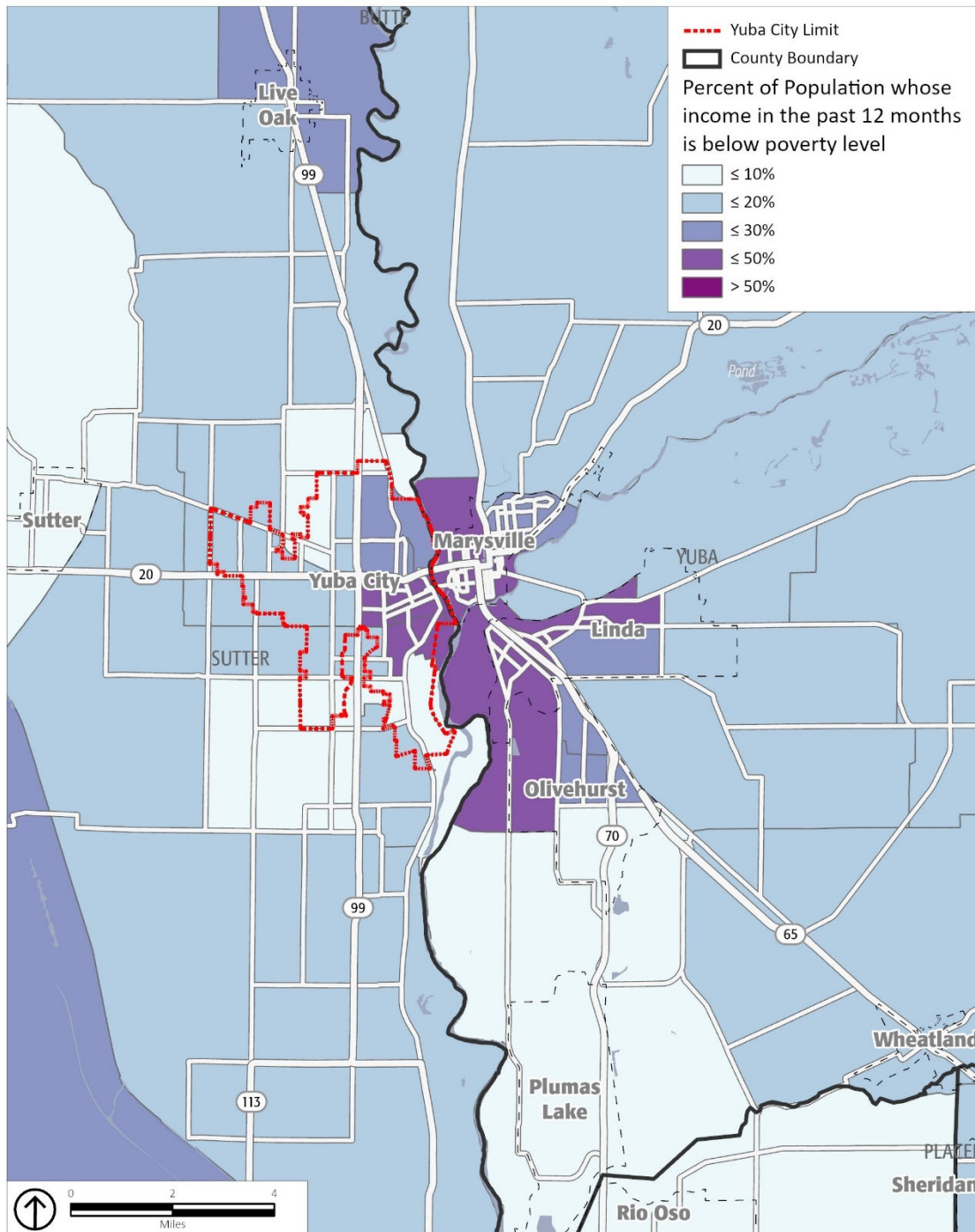


Figure 4-4
Predominant Population - Hispanic Majority



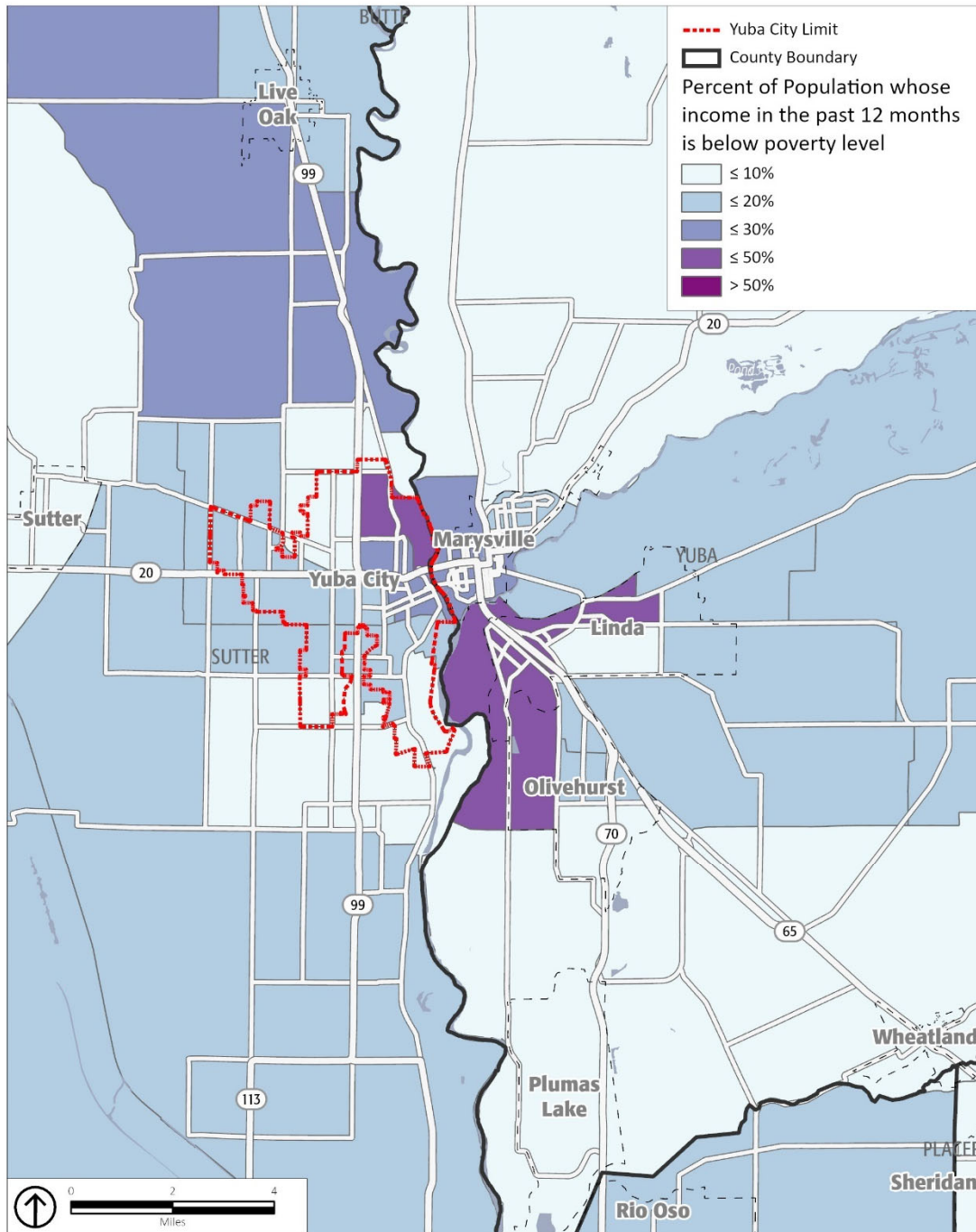
Source: CalEnviroScreen 3.0, June 2018.

Figure 4-5
Percentage of Population Linguistically Isolated



Source: ACS 5-year estimate (2010-2014), by tract.

Figure 4-6
Poverty Status (2010-2014)



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

Figure 4-7
Poverty Status (2015-2019)

Yuba City has historically been highly family-oriented, a pattern that still exists today; as discussed previously in Section 3, *Housing Needs Assessment*, nearly three-quarters of households are families with children. Across the SACOG region, the majority of households in suburban communities and most incorporated areas are married couples with children, like Yuba City. The percentage of households with children decreases in more rural and unincorporated areas, but the SACOG region is dominated by married-couple households, with the City of Sacramento being the only community not dominated by married-couple households. Yuba City mirrors this regional trend but differs from the rural and unincorporated areas of Sutter County, which have a higher percentage of single-person households. The dominance of families with children in most areas of the city supports a need for larger housing; however, the larger local context of nonfamily and single-person households suggests that there is also a need for smaller and more affordable housing units to meet that need.

As shown on Figure 4-8, *Population with a Disability (2015-2019)*, most of Yuba City has a lower percentage of the population with a disability than the immediately surrounding areas. In 2014, there was a high concentration of individuals with a disability in the area north of State Route 20, east of State Route 99, and south of Queens Avenue. However, by 2019, this concentration has diminished across the Marysville/Yuba City Urbanized Area. Despite this decrease, an area of higher concentration of disability remains along the southern boundary of the city between Franklin Avenue and Lincoln Road. This area has a slight overlap with the R/ECAP tract and with areas of increased poverty, which may indicate a concentration of lower-income persons with a disability. Overall, the percentage of residents with a disability is slightly higher in Yuba City than most of the SACOG region, though there are a variety of services to meet the needs of this population, as described herein. Regionally, the percentage of persons with a disability decreases to less than five percent in areas of highest resource and concentrated areas of affluences, including corresponding areas of Roseville, Folsom, and El Dorado Hills and increases in areas with higher rates of poverty, such as Grass Valley and pockets of Sacramento. As in Yuba City, persons with a disability have limited access to highest resource areas across the SACOG region.

Access to Opportunity

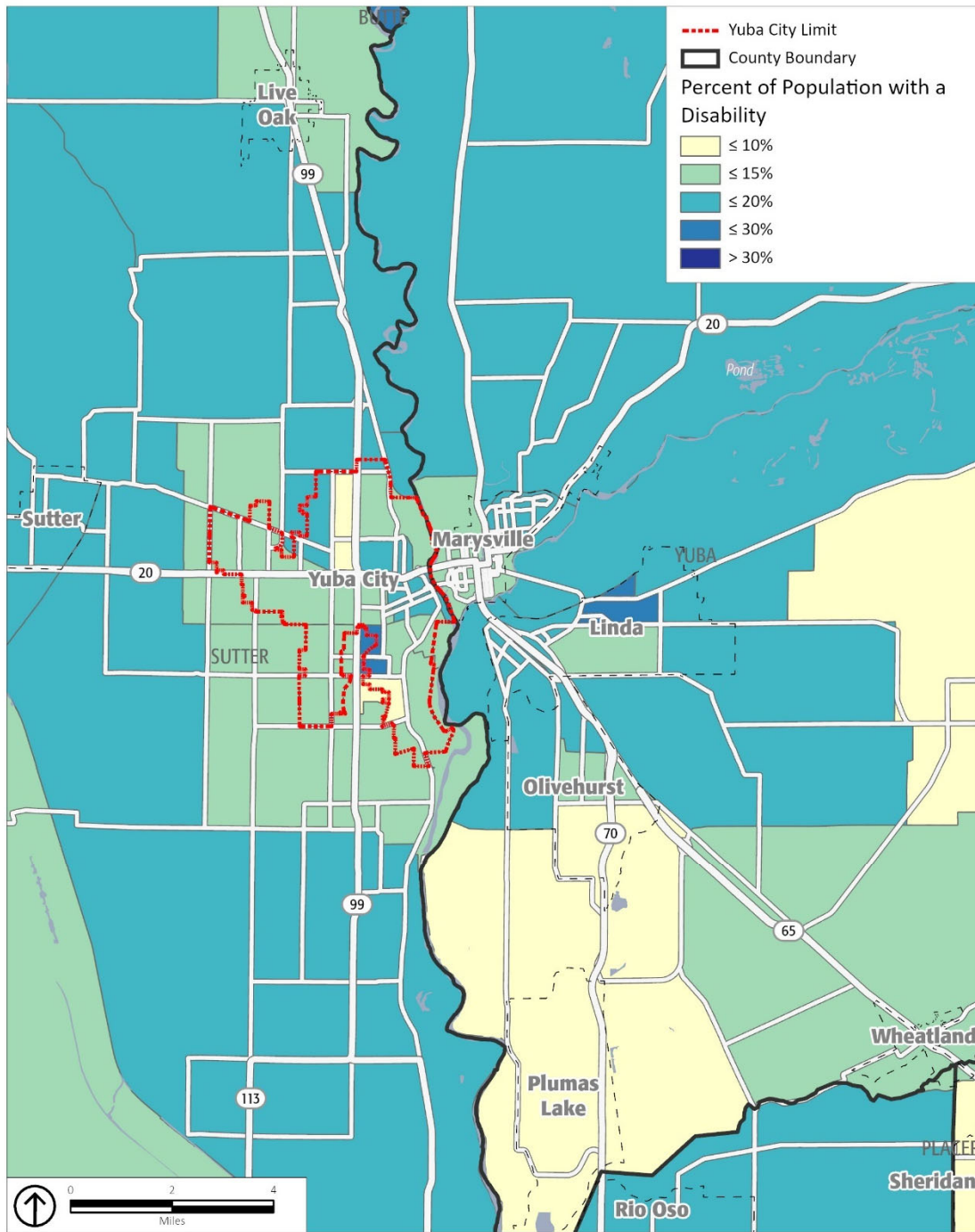
In a statewide ranking of 2016 California Assessment of Student Performance and Progress (CAASPP) test scores listed on School-Ratings.com, of the 17 ranked schools in Yuba City, only one school ranked in the 80th percentile compared to other similar schools in the state (Franklin Elementary K-8). No schools rank above the 80th percentile. Ten schools ranked below the 50th percentile, though these schools are distributed across Yuba City and are not concentrated in areas of poverty. However, despite this distribution, the quality of most schools in Yuba City has resulted in the whole core of the city scoring 0-0.25 on TCAC and HCD's indicators of educational outcome, with a score of 1 being the most positive educational outcome. As shown on Figure 4-9, *TCAC Opportunity Areas – Education Domain Score*, Yuba City has a lower educational score than most of the western portions of the SACOG region, but similar to rural areas of Placer and El Dorado Counties. To improve access to high-quality schools for all residents, the City will meet with the school district to develop a teacher incentive program to attract and retain high-quality teachers to the Yuba City Unified School District (Program H-F-1).

Unlike many rural areas, Yuba City is served by extensive public transit routes operated by Yuba-Sutter Transit. In 2004, SACOG recognized Yuba-Sutter Transit for its outreach efforts to increase ridership through its Salutes Regional Awards Program. Yuba-Sutter Transit is also known for its low cost for a wide range of services. The transit agency offers fixed local routes throughout the Marysville/Yuba City Urbanized Area, including Route 1: Yuba City to Yuba College, Routes 2A and 2B: Yuba City Loop, and Route 5: South Yuba City to North Yuba City, which offer a variety of routes through all areas of Yuba City as well as connecting residents to resources in Marysville, Olivehurst, and Linda. The routes operate six days a week with 30- to 60-minute headways and are available for a basic fare of \$1.00 or a discounted fare of \$0.50 for youth, seniors, and eligible disabled residents and Medicare holders. Yuba-

Sutter Transit also offers weekday commute-hour and midday transportation from Yuba City to downtown Sacramento to connect residents to employment opportunities in the region, a service which is offered by most of the rural SACOG counties to support rural residents commuting to the Sacramento area. Within the Sacramento area, opportunities for public transit increase, making it possible for residents within the Sacramento area to use public transit reliably. In addition to frequent bus system, Sacramento offers light-rail that connects cities along the Highway 50 corridor up to Folsom. In 2019, SACOG updated the Public Transit and Human Services Transportation Coordinated Plan, which identified unmet public transportation needs regionally that particularly limit mobility on the part of seniors, persons with disabilities, and those with low incomes. Stakeholders that rely on public transit or demand-responsive services reported reaching medical appointments was one of the greatest unmet needs. Issues identified with existing services include:

- Schedules are not always coordinated between agencies on route connections to reach medical centers.
- Those needing to reach medical facilities in another city or county can encounter difficulties trying to cross geographic boundaries, especially where eligibility requirements differ.
- Most demand-responsive services require advance reservations, making it difficult to reach a doctor for a same-day appointment because of an illness or emergency
- Transportation network companies (which allow users to schedule on demand rides via smartphone app) can be an option for those that have access to the technology necessary to request a ride and can afford these more expensive services. These services are usually not accessible to disabled persons that use mobility devices like wheelchairs and scooters, and frequently refuse rides to those with service animals.

Stakeholders additionally found that some cases of intercity connections are good, providing direct service without transfers or waiting, especially important for residents reliant on public transit. However, stakeholders of Yuba City or surrounding Sutter County had insufficient services between cities, particularly critical for residents attempting to reach medical centers. SACOG reported that from Yuba City to Kaiser Morse take up to 2.5 hours and three transfers, with half of the time spent waiting for transfers and is only available Monday through Friday.



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

Figure 4-8
Population with a Disability (2015-2019)

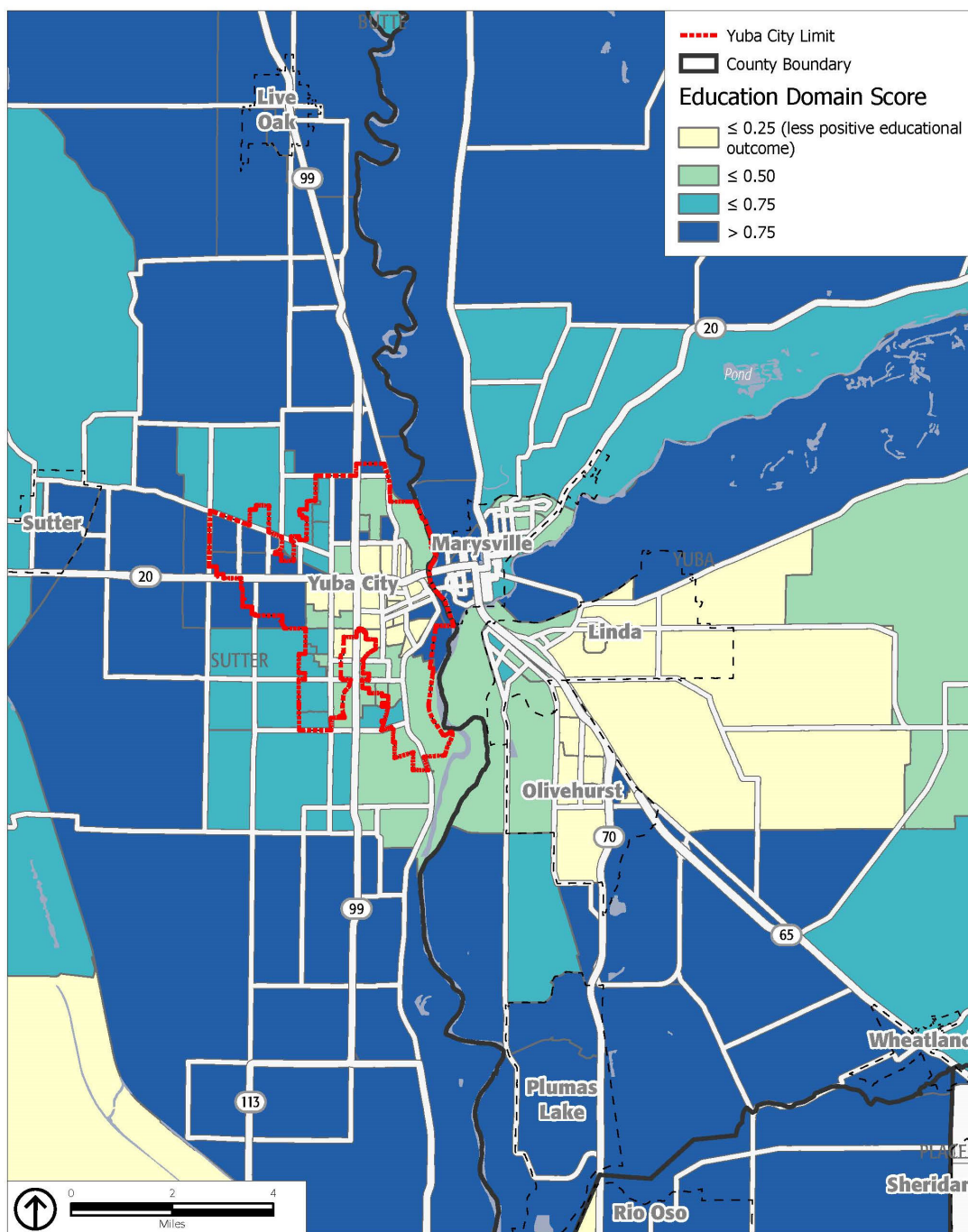


Figure 4-9
TCAC Opportunity Areas - Education Domain Score

As shown on Figure 4-10, *Job Proximity Index*, HUD’s 2017 jobs proximity data identifies that areas with the closest proximity to jobs are in downtown Yuba City and downtown Marysville to the east. These areas have access to Highway 20, providing quick, reliable access to both downtown Yuba City and downtown Marysville. The data shows that the southern reaches of the city have the longest commute times, while the northern areas of the city enjoy closer job proximity, including the downtown area. South Yuba City is largely single-family homes with limited commercial uses integration, concentrating job opportunities within the downtown area. However, while the greatest access to jobs and employment opportunities is in the downtown portion of the City, the assessment of racial/ethnic concentration and integration patterns finds that this area is populated by the lowest-income households. The discrepancy between these findings may suggest that either the jobs in this area do not meet the needs of the residents, creating a jobs/housing imbalance, or that residents may be able to live and work in this area but only access low-wage positions. Regionally, job proximity scores increase in Sacramento, Roseville, and Rancho Cordova, which offer important economic centers for the region, while rural Sutter County and foothills have very low job proximity scores. While Yuba City creates a local job center for Sutter-Yuba counties, job growth in rural areas of SACOG, including Sutter County, are limited by lack of infrastructure. The SACOG Prosperity Plan released in May 2020 identifies specifically that “investment in digital infrastructure, including broadband and 5G wireless network expansions, can help overcome an existing digital divide and be a catalyst for innovation in the region, for businesses, educational institutions, the workforce and government. Greater broadband deployment will increase the ability to telecommute, which in turn also reduces the demand, capacity, climate impact and expense of transportation systems. Early work to identify strategic broadband corridors has already identified transportation corridors that could also benefit from greater broadband infrastructure, such as US 50 in rural El Dorado County or CA 113 in Yolo County, connecting to Sutter County and areas in Yuba County.” The City will promote the availability of Sutter County’s CalWorks program so residents can access financial assistance and employment training (Program H-F-1).

To meet the needs of the population with disabilities in Yuba City, there are 10 licensed adult residential care facilities and 9 licensed assisted living facilities for the elderly across the city. Additionally, residents are served by Heart to Heart Transportation and Dial-A-Ride, both providing reservation-based curb-to-curb non-emergency medical transportation for residents of Yuba City. Additionally, FREED provides vouchers for eligible residents that can be used to pay for Dial-A-Ride. The City also requires new developments to comply with Title 24 of the California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability. To ensure that older housing that may not meet accessibility requirements can be adapted, the City will develop a process for reasonable accommodation requests (Program H-D-3).

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. Based on CalEnviroScreen, pollution and other environmental factors most negatively impact central Yuba City, from downtown to the eastern city limits along the river and adjacent to the R/ECAP. As discussed, central Yuba City has a predominant Hispanic majority population, making Yuba City’s Hispanic population more susceptible to health complications due to exposure to environmental health hazards. Older housing (greater than 30 years) within the downtown area may further exacerbate health issues resulting from substandard housing that residents in north and south Yuba City living in newer residential subdivisions may not encounter. Regionally, jurisdictions within the Sacramento Valley have greater exposure to pollution, which poses a risk to resident health. While Yuba City includes the highest scores, the unincorporated County received relatively low scores when compared to the rest of the SACOG region. While still rural, foothill and mountain jurisdictions in the SACOG region enjoy improved

environmental conditions and are less likely to experience the same health complications Valley residents face.

Mortgage Loan Access

Data about the availability of financing for homebuyers is published annually as a result of the Home Mortgage Disclosure Act (HMDA). In 2019, just under two-thirds (64.6 percent) of first mortgages originated within the census tracts that cover Yuba City went to White homebuyers. Within the whole population of Yuba City, 43 percent of residents were White as of the 2014-2018 ACS. It is worth noting that HMDA includes Hispanic or Latino residents within other race and ethnicity categories, while the ACS disaggregates this identity. However, in 2019, 17.6 percent of home purchase loans that were originated were made to Hispanic or Latino residents; as of the 2014-2018 ACS, 30 percent of Yuba City residents were Hispanic. This suggests that differences in survey methodologies may not account for the disproportionate rates of loan origination for White residents. In 2019, 15.2 percent of loans originated were made to Asian homebuyers, while Asian residents accounted for 19 percent of the population as of the 2014-2018 ACS.

Rates of loan origination for White residents in 2018 were similar to those in 2019 (64.9 percent in 2018 compared to 64.6 percent in 2019). Fewer Hispanic or Latino residents received home purchase loans in 2018, with 14.1 of loans originated in 2018 made to Hispanic or Latino residents, as compared to 17.6 percent in 2019. More loans were originated to Asian homebuyers in 2018 than 2019 (17.8 percent in 2018, compared to 15.2 percent in 2019). Among loan applications denials, applications made by Asian residents were disproportionately high; 24.5 percent of denials made in 2019 and 21.0 percent of denials made in 2018 were made to Asian applicants. Hispanic or Latino residents represented 28.7 percent of denials in 2019, compared to 21.8 percent of denials in 2018. Both rates are lower than the percent of Yuba City's population that is Hispanic as of the 2014-2018 ACS (30 percent). Causes for disparities in access to home mortgages may be varied and can include disparities in income based on race and bias among lenders. The City has limited influence on these factors, but by encouraging and supporting the development of more affordable housing across the city, residents looking to purchase homes may be able to find homes at more accessible process and may be able to spend less on their current housing and would therefore have less of a challenge saving enough for a down payment. Program H-B-1 commits the City to supporting the Regional Housing Authority's First-Time Home Buyer Program to encourage and facilitate the purchase of affordable housing units by low-income households and ensuring equal access to the program across all socioeconomic groups. Program H-F-1 commits the City to supporting non-profit organizations in their efforts to combat lending practices that disproportionately impact people in protected classes including race, color, national origin, religion, sex, age, or disability.

Disproportionate Housing Need and Displacement Risk

As discussed in Section 3.5, *Income and Housing Costs*, overcrowding is a more significant issue among renter households than among owner households. While 7.3 percent of all households were overcrowded in 2019, 10.7 percent of renters are overcrowded, while approximately 4.4 percent of owners are living in overcrowded situations. In the City of Marysville, the rates of overcrowding are slightly less than Yuba City at 5.7 percent for all households; with less difference between renter (5.1 percent) and owner (6.7 percent) households as seen in those categories in Yuba City.

Per Figure 4-11, *Overcrowded Households*, overcrowding in Yuba City is most common in the area of high segregation and poverty, followed by areas of low resource. Overcrowding is also present, at a similar or higher rate, in the unincorporated areas of Linda and Olivehurst, as well as in the nearby cities of Marysville and Live Oak. More rural areas of Sutter and Yuba County have lower rates of overcrowding. The trends of overcrowding in Yuba City 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 City will meet with the developers to identify barriers to constructing larger housing (Program H-D-7) and has included several other programs to incentivize development of affordable housing.

In addition to overcrowding, overpayment is a significant issue in Yuba City. While overpayment is an issue for both renters and homeowners, the issue is more significant among renters. HUD's Comprehensive Housing Affordability Strategy (CHAS) data estimates that approximately 43.8 percent of lower-income (< 80% HAMFI) renter households are paying more than 30 percent of their income toward housing expenses compared to 16.3 percent of lower-income owner households. Households that are paying more than 50 percent of their household income toward housing expenses are considered to be severely overpaying. For lower-income households (< 80% HAMFI), high rates of severe overpayment can indicate a lack of availability of more affordable housing options. Rates of overpaying among lower income households are similar in Yuba City and surrounding areas. The approximate percentages lower-income households paying more than 50 percent of their income on housing was:

- 14.9 percent of lower-income households in Yuba City, with
 - 21.5 percent of lower-income renter households and
 - 9.0 percent of lower-income owner households
- 13.9 percent of lower-income households in Sutter County (including incorporated cities), with
 - 20.7 percent of lower-income renter households and
 - 8.7 percent of lower-income owner households
- 15.9 percent of lower-income households in Marysville, with
 - 19.6 percent of lower-income renter households and
 - 9.3 percent of lower-income owner households
- 14.0 percent of lower-income households in Yuba County (including incorporated cities), with
 - 22.1 percent of lower-income renter households and
 - 8.2 percent of lower-income owner households

The percentage of homeowners overpaying for housing in Yuba City has decreased since 2014 in most areas of the city, with the exception of the area between Queens Avenue and Pease Road, east of State Route 99 where the percentage of homeowners overpaying has increased to more than two-thirds of owner households (see Figure 4-12, *Overpayment by Owners 2015-2019*). Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. Based on conversations with stakeholders and local service providers, overpayment can be a significant factor for very low-income households to enter homelessness. It can be assumed that those most at risk of becoming homeless are lower-income households paying more than 50 percent of their income for housing costs. These households are not likely to have reserve funds in case of illness, job loss, or other factors and are at risk of becoming homeless. Stakeholders identified that regional patterns of displacement, particularly Butte County and Paradise residents displaced from Camp Fire, have increased competition for limited affordable housing in Yuba City, forcing residents to search for housing above their means. For Yuba City's very low-income residents, including seniors and persons with disabilities that may live on a fixed income, are most at risk for displacement as they are unable to afford rent prices driven up by increased local demand. To understand displacement regionwide, the University of California at Berkeley prepared the

Urban Displacement Project in 2019 that assessed leading factors for displacement in the greater San Francisco and Sacramento region. Their research found that within urbanized Sacramento, low-income households are most susceptible to displacement, particularly residents living in neighborhoods vulnerable to gentrification. Conversely, Folsom and Elk Grove are increasingly exclusive, meaning that low-income households are unable to move to these areas. Households with special housing needs, such as seniors, persons with disabilities, female-headed single-parents and farmworkers experience higher rates of cost burden, overcrowding and homelessness and are therefore more vulnerable to substandard housing conditions, displacement and homelessness.

Stakeholders reiterated that additional affordable housing, particularly housing affordable to very low-income households, would work to alleviate impacts of overpayment. To address displacement risks due to overpayment, the City 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 city (Programs H-B-1, H-B-2, H-C-1-7, and H-D-1).

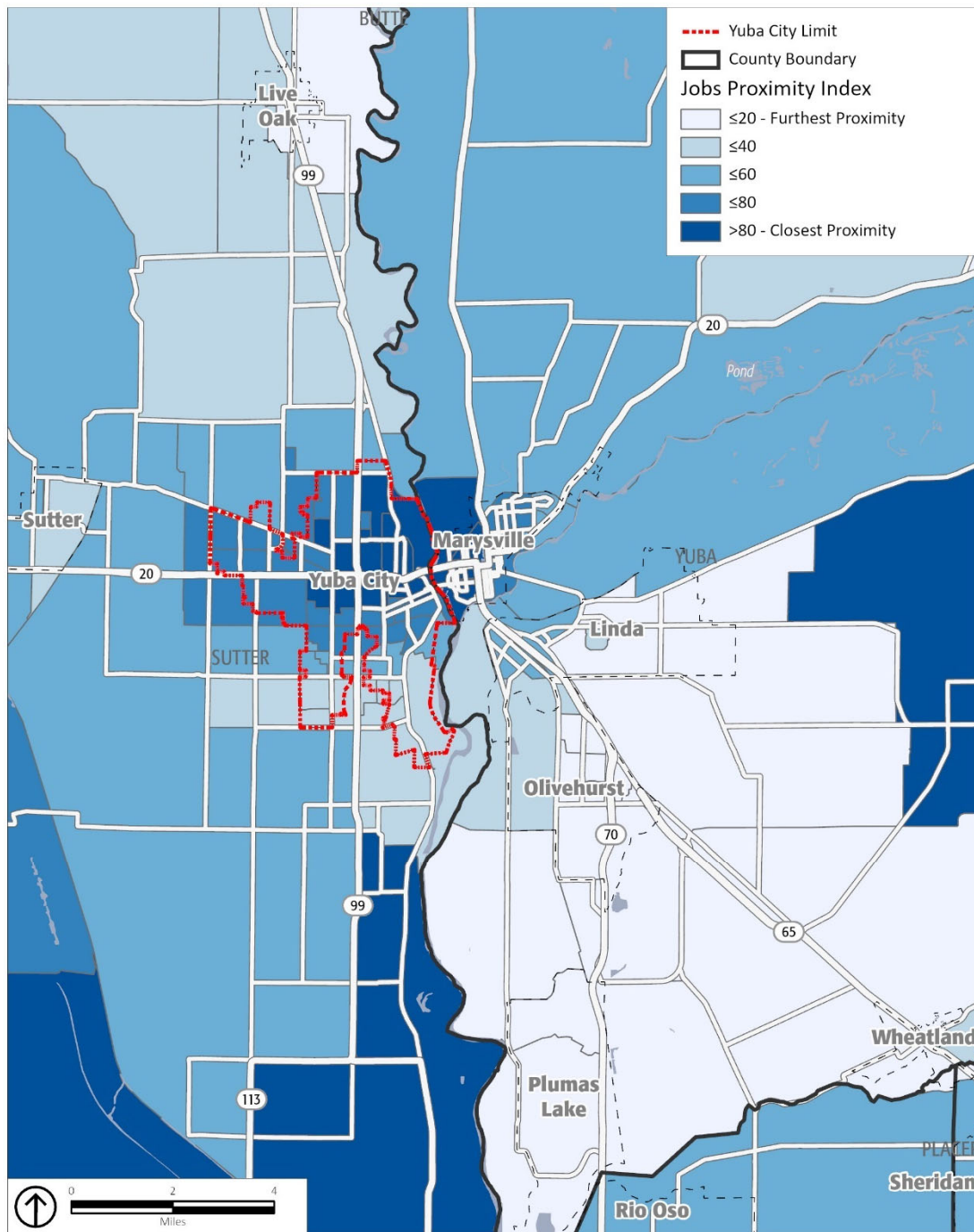
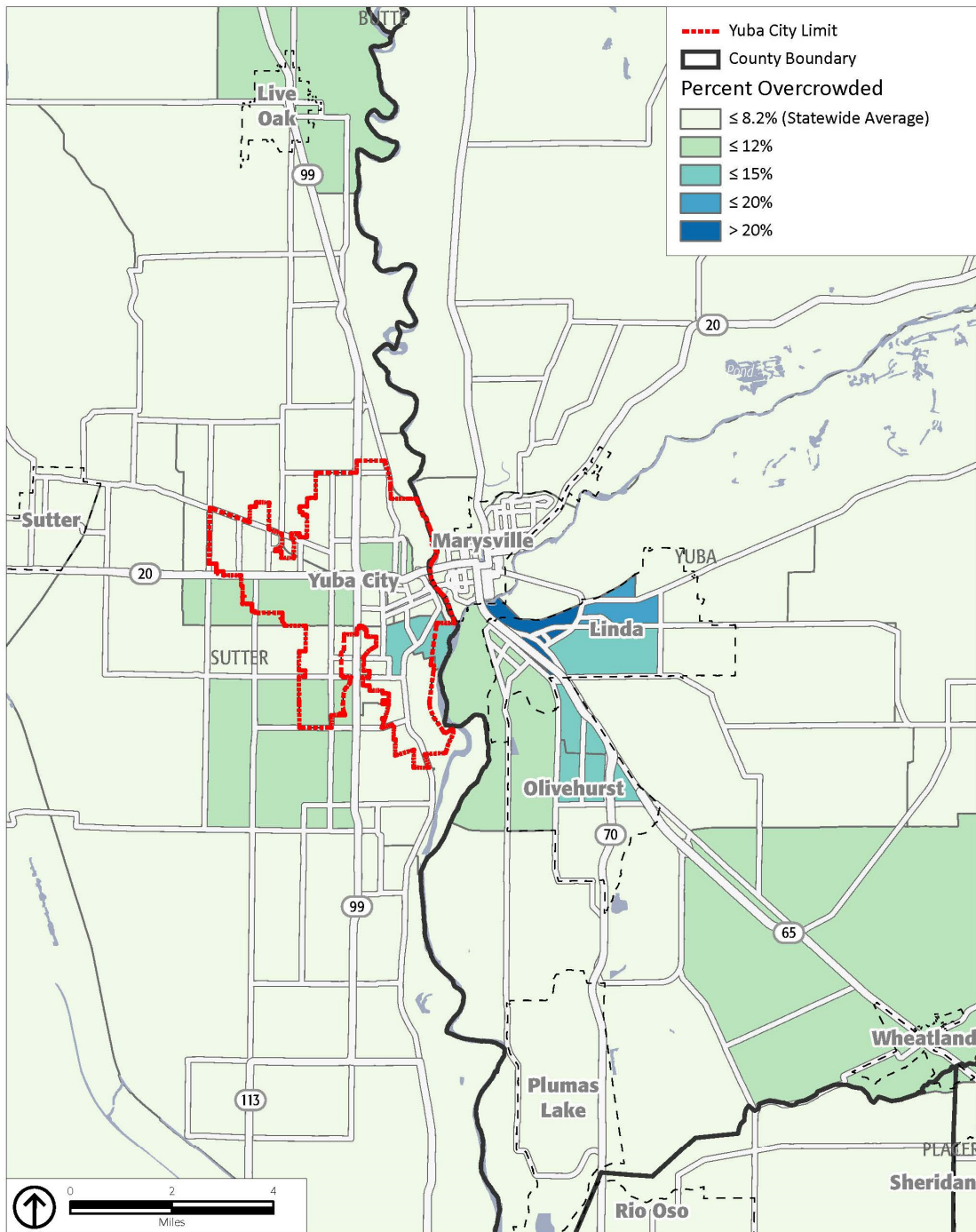
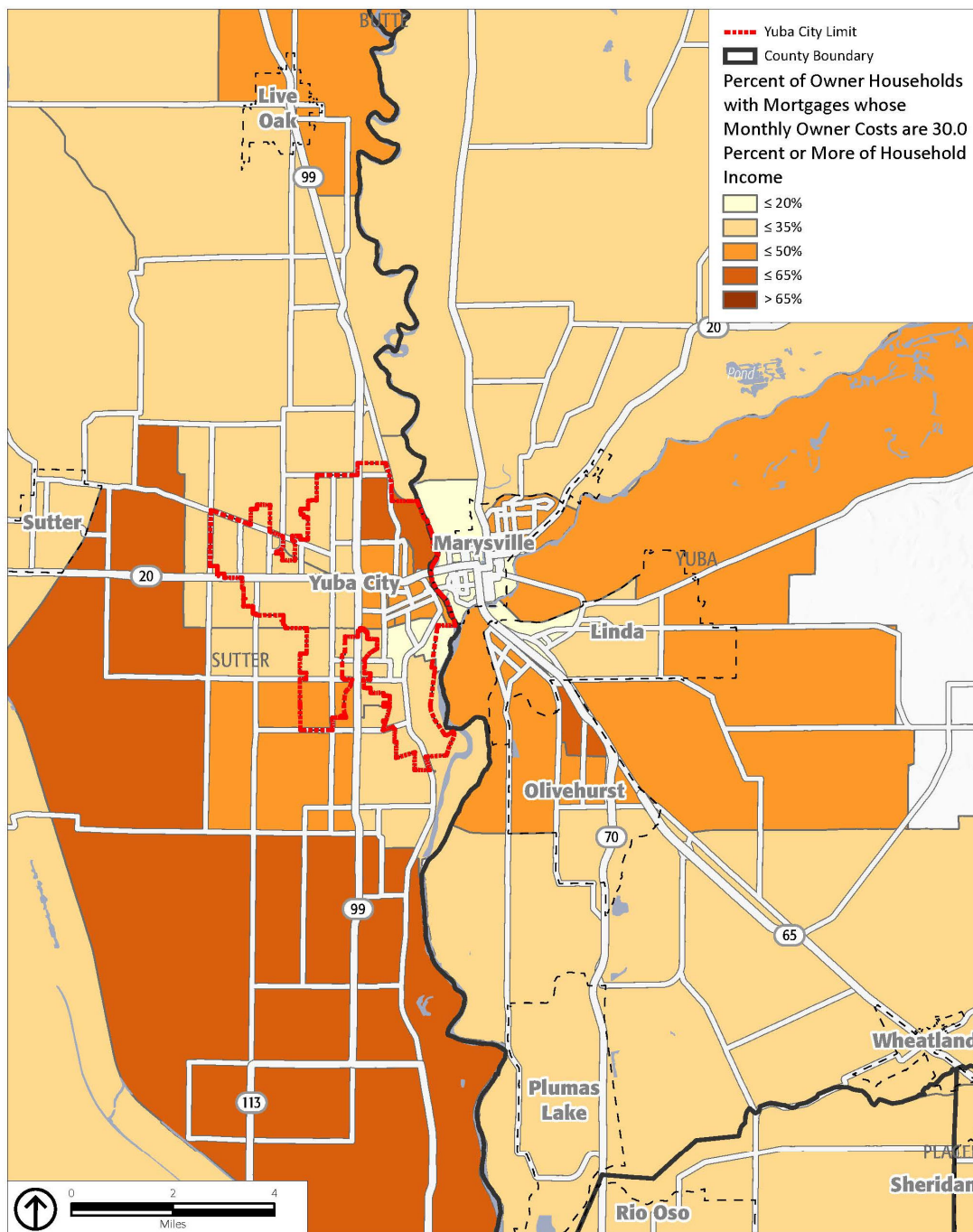


Figure 4-10
Jobs Proximity Index



Source: CHHS, 2006-2010.

Figure 4-11
Overcrowded Households



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

Figure 4-12
Overpayment by Owners (2015-2019)

In addition to overpayment and overcrowding, California Health and Human Services (CHHS) estimates that as many as 10 percent of housing units in the low-resource areas of downtown are missing a complete kitchen or plumbing. While this estimate may be higher than the actual number, it is higher than surrounding areas in Sutter and Yuba Counties, though similar to downtown Marysville, Linda, and Olivehurst. Additionally, approximately 59 of the housing stock in Yuba City is older than 30 years (built prior to 1990) and is likely in need of some type or repair or rehabilitation. Given that the median home value in Yuba City (\$335,594) is lower than many jurisdictions in the SACOG region and the City has a low median income, it is assumed that many homeowners, especially of older homes, are unable to keep up with regular maintenance of their homes. 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. Stakeholders who participated in the Housing Element community engagement process identified that substandard housing in the Yuba-Sutter County areas frequently lead to displacement and/or homelessness, particularly for lower income households already vulnerable to homelessness. As discussed, the areas of greatest poverty and racial and/or ethnic concentration fall within Yuba City's downtown area, which is also the location of the City's oldest housing. Lower income households in the Yuba-Sutter area have limited opportunity to access newer residential subdivisions, as evidenced in Yuba City by the decrease of HCV housing units in northern and southern Yuba City as compared to central, downtown Yuba City. For lower income seniors and persons with disabilities, substandard housing makes these populations increasingly vulnerable to displacement and homelessness. Substandard housing may be additionally unsuitable for seniors and persons with disabilities that require accessibility equipment to conduct day-to-day life. Further, those on a fixed income likely are unable to pay for cost of repairs. As will be discussed further, disability proved the most frequently alleged basis for discrimination in Yuba City fair housing cases reported to HUD from 2013 to 2021, which may include cases where landlords denied accessibility upgrades to tenants with disabilities, forcing tenants to live in unsuitable housing. To prevent these situations, the City will refer homeowners to the Regional Housing Authority to apply rehabilitation funding and will consider using other funding to assist with relocation costs for low-income residents temporarily displaced during repairs (Program H-A-1).

Enforcement and Outreach Capacity

While the City updates their policies and codes to reflect changes in state law, because of limited staff capacity, they have not completed a comprehensive review of zoning laws and policies to ensure compliance with fair housing law. The City is completing a minor update to its General Plan to address new state law and will subsequently revise the Zoning Code. High on the City's action list are programs to do a comprehensive update of the zoning ordinance to facilitate housing. Through Program H-A-7, the City commits to review the Zoning Code and update as necessary during the 2021-2029 planning period 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.

In addition to assessing fair housing issues related to development standards, fair housing issues can include discriminatory behaviors by landlords and housing conditions. Yuba City complies with fair housing law regarding complaints by referring fair housing cases to, HUD's Office of Fair Housing and Equal Opportunity (FHEO), and the California Department of Fair Employment and Housing (DFEH), and nonprofit organizations such as California Rural Legal Assistance (CRLA). Yuba City has not tracked how many cases were referred during the previous planning period but will continue to refer fair housing cases and implement a monitoring program to track referrals (Program H-F-1). Through its partnership with Regional Housing Authority, Yuba City distributes information on fair housing in English, Spanish, and Punjabi to organizations that work with the general public and represent the building and real estate agencies. The Regional Housing Authority conducts annual fair housing events to raise awareness of fair housing issues.

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 City 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 is a chronic issue in the City and surrounding areas, including lack of accessible housing for individuals with disabilities. They raised concerns that code enforcement does not adequately follow up on housing condition violations, and many violations result in tenants or owners being displaced due to the cost of repairs. Generally, substandard housing is typical to areas of high poverty which may be connected with areas of high ethnic concentration. Within Yuba City, areas of high poverty are concentrated in central Yuba City. To be clear, the City does not have a history of segregation, redlining or racially exclusive covenants, zoning or other regulations that would promote illegal segregation. Residential development has generally focused investment and growth in expanding new housing residential subdivisions in north and south Yuba City. Newer residential subdivisions that are predominantly single-family on large lots provide limited opportunity for affordable housing via high density development and exclude essential services. Lower-income households often cannot afford a personal automobile, so they need to live where they can walk or take transit to access essential services. This perpetuates reliance on substandard housing for affordable housing options for lower income households, persons with disabilities, and seniors. CRLA was unable to provide the specific number and type of cases received due to limited tracking capacity and confidentiality concerns.

In their *2019 Annual Report*, DFEH reported that they did not receive any housing complaints from residents of Sutter County. As part of the Fair Housing Assistance Program (FHAP), DFEH dual-files fair housing cases with HUD’s Region IX FHEO; HUD FHEO reported that 13 cases were filed by residents of Yuba City between January 1, 2013, and February 9, 2021. This number of cases provides only a snapshot of discrimination cases that exist as it does not include open cases, which are confidential, and many cases may go unreported or are filed with other agencies, such as CRLA. Of the 13 cases reported by HUD, the most frequently alleged basis for discrimination was disability, followed by familial status (Table 4-1). In addition to filed cases, there were 17 inquiries made to HUD about Yuba City housing providers, with the most commonly-known basis for these inquiries also being disability discrimination. These inquiries are not filed as complaints for investigation but provide additional information on patterns or impediments to fair housing.

Table 4-1: Bases for Housing Discrimination Cases in Yuba City

<i>Basis</i>	<i>Number</i>	<i>Percent</i>
Disability	9	69.2%
Familial Status	4	30.8%
Race	2	15.4%
National Origin	1	7.7%
Religion	1	7.7%
Retaliation	3	23.1%
Sex	0	0.0%
Color	1	7.7%
Total Cases	13*	100.0%

Note:

**Some cases alleged multiple bases; therefore, the number of alleged bases exceeds the total number of cases.*

Source: HUD Region IX Office of Fair Housing and Equal Opportunity, 2021

DFEH, FHEO and CRLA were unable to provide specific location information for cases either because they do not track the geographic origin of complaints or because of confidentiality concerns. Therefore, the City was unable to conduct a spatial analysis of fair housing cases to identify any patterns or concentrations of fair housing issues in the city. Program H-F-1 has been included to work with fair housing enforcement organizations and agencies to track issues and identify patterns in the city.

Sites Inventory and Existing Affordable Housing

The City examined the opportunity area map prepared by HCD and TCAC (Figure 4-1). The opportunity area map identifies areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children.

Using the statewide opportunity area map and indicators of segregation, displacement risk, and access to opportunity as overlays to the City's sites inventory, the City was able to identify if the sites identified in the inventory to accommodate the lower-income Regional Housing Needs Allocation (RHNA) disproportionately concentrate these units or increase patterns of segregation.

The City identified candidate sites for above moderate income primarily within northern and central Yuba City in areas of the city categorized as highest resource and high resource. Sites located north of Highway 20 and east of Highway 99 have limited integration with low- or moderate-income sites, but offer less convenient access to schools, essential services, and commercial areas necessary to make the area suitable for affordable housing, particularly for persons with disabilities and seniors that would be isolated from services in the outer reaches of the city. Central Yuba City provides opportunity for a mix candidate sites for lower, moderate, and above moderate incomes that support place-based improvements to current disadvantages within Central Yuba City.

While the Central City Specific Plan, which is located in a High Segregation and Poverty area, was identified as a site that could accommodate 83 units affordable to lower-income households, this represents a relatively low proportion of the overall lower-income RHNA. Within the lower-resource areas in the center of the city, there is a mix of lower-income, moderate-income and above moderate-income inventory sites. In high and highest resource areas, such as in the north west side of the city, while more above-moderate sites are located here, the RHNA sites are not limited to those suitable for development affordable to higher-income households. This does not suggest a particular concentration of lower-income sites in these areas. It is worth noting that the opportunity area map developed by TCAC identifies much of the center of the city as low-resource. As such, it would be a challenge to locate housing in close proximity to jobs and schools without locating them within lower-resource areas. For example, Yuba City High School is located in a low-resource area. This section of the city is rated as having a closer proximity to jobs (see Figure 4-10) and limited overcrowding (see Figure 4-11). Some areas in this low-resource section of the city rank higher in linguistic isolation and poverty (see Figures 4-5 and 4-7, respectively). However, only one site in the inventory, which is identified as having the potential to serve lower-income households, is located in the section of the city with the highest rates of poverty.

Many of the sites in the inventory that have been identified as having the potential to serve lower-income households are located within one mile east or west of Highway 99, but particularly on the western side of the city, and many are between Queen Avenue and Franklin Avenue. This puts sites in close proximity to employment centers, including one of the city's largest employers, Sunsweet Growers. These sites are also located near several Yuba-Sutter Transit routes that both circulate Yuba City and connect to Marysville. Several schools are located in this area, including Gray Avenue Middle School and Yuba City High School on the east side of Highway 99 and River Valley High School on the west side. Several

grocery stores are also clustered in this area. By locating future affordable housing development close to downtown or to commercial centers near Highway 99 rather than in farther-away areas that are primarily residential, residents may have closer access to essential services such as schools, jobs, healthcare facilities, which can help to lower their overall cost of living and prevent lower-income residents from experiencing long commutes or struggling to access essential services.

Five of the seven candidate rezone sites that have been identified as having the potential to serve lower-income households following a rezone to medium/high density land use with R-3 zoning are located in highest resource areas on the northwest side of the city. One in the south side of the city is located in a high resource area, and the remaining site is located in a moderate resource area. Most candidate sites are located on or near major roadways served by transit and in close proximity to commercial areas and other services.

Existing affordable housing in the city includes:

- Park Terrace Apartments 665 Queens Avenue
- Live Oak Apartments 645 Queens Avenue
- Plumas Family Apartments 1240 Plumas Street
- Sutter Village 1200 Gray Avenue
- New Haven Court 448 Garden Highway
- Richland Housing 288 Samuel Drive
- Mahal Plaza 1719 Franklin Road

Park Terrace and Live Oak are both within close walking distance of two elementary schools and are approximately two miles from Yuba City High School. Yuba-Sutter Transit Route 2 has several stops within half a mile of the two properties. This route forms a loop around central Yuba City and connects to the High School, many parks and recreation facilities, as well as job centers. Several clusters of commercial areas are located along nearby Live Oak Boulevard, which could potentially provide nearby employment, and the properties are located one mile from the commercial center of Yuba Sutter Marketplace. The properties are also one mile from Ampla Health's Yuba City medical center.

Plumas Family Apartments and Sutter village are located just north of downtown along the Plumas St corridor, across the street from several medical offices. Yuba-Sutter Transit Route 2 also serves Plumas St. and provides connection to the rest of the city. They are both approximately 0.5 miles from the nearest elementary school. Plumas Family Apartments is located 0.7 miles from downtown Yuba City, where a number of public services and employment centers are located. The nearest grocery store is located approximately 0.5 miles from both properties.

New Haven Court and Richland Housing are both located on the southeast side of the city. Both are located approximately 0.5 miles from the nearest grocery store, 0.8 miles from the nearest elementary school and just over 1 mile from the High School. Both are served by Yuba Sutter Transit's Route 2.

Mahal Plaza is farther from downtown, located in a lower-density, primarily residential area. It is adjacent to a Head Start center but just over one mile from the nearest elementary and middle schools, two miles from the nearest High School and approximately 0.7 miles from the nearest grocery store. A commercial center is located one mile away, and the property is located near a stop on Yuba Sutter's Route 5, which circulates in the southern and western neighborhoods of the city and connects to several schools and employment centers. The property is also located just over a mile from Feather River Tribal Health Center.

Contributing Factors

Discussions with stakeholders, fair housing advocates, and the assessment of housing issues identified several factors that contribute to housing issues in Yuba City, listed in Table 4-2.

Table 4-2: Factors that Contribute to Housing Issues in Yuba City

<i>Identified Housing Issues</i>	<i>Contributing Factors</i>	<i>Meaningful Action</i>
Displacement of residents due to economic pressures	Shortage of subsidized housing units Unaffordable rents and sales prices Concentration of poverty in low resource areas Limited variety of housing types to meet a range of incomes Cost of rehabilitation or repair Increased housing demand due to the Camp Fire	Improve condition of affordable housing stock and offer rehabilitation programs (Program H-A-1) Encourage ADUs in high resource and single-family areas (Program H-A-2) Connect residents to affordable homeownership opportunities (Program H-B-1) Strive to increase availability of rental assistance (Program H-B-2) Increase flexibility in permitting and development standards to facilitate residential development in more zones (Program H-C-5) Work with affordable housing providers to increase supply (Program H-D-1) Encourage diversity in multifamily unit size (Program H-F-1)
Displacement risk for large households	Availability of affordable units in a range of sizes	Refer residents to rehabilitation funding to adapt homes to meet their needs (Program H-A-1) Facilitate construction of affordable housing in a range of sizes to meet a variety of needs (Program H-A-3) Encourage larger multifamily units (Program H-F-1)
Presence of a R/ECAP downtown	Concentration of affordable housing units Limited economic mobility opportunities	Seek funding for targeted rehabilitation and increasing access to resources (Program H-A-1) Prioritize investing in basic infrastructure in these areas (Program H-F-1) Market availability of Sutter County's CalWorks Program (Program H-F-1)
Concentration of low-income households	Availability of rentals that accept Housing Choice Vouchers Shortage of subsidized housing units Concentration of more affordable housing downtown	Encourage ADUs in high-resource and single-family areas (Program H-A-2) Promote construction of higher-density units in high resource areas (Program H-A-3) Incentivize development of affordable housing through density bonuses (Program H-A-6) Strive to increase availability of subsidized units (Program H-B-2)

<i>Identified Housing Issues</i>	<i>Contributing Factors</i>	<i>Meaningful Action</i>
Discriminatory practices by landlords	Supply of affordable housing that does not meet demand Concentration of affordable units in central Yuba City that require rehabilitation, repair, or accessibility equipment, resulting in disability discrimination Lack of knowledge of fair housing issues	Target availability of rehabilitation programs in areas of concentrated need (Program H-A-1) Incentivize development of affordable housing through density bonuses (Program H-A-6) Provide training to landlords on fair housing laws (Program H-F-1)
Concentration of substandard housing	Concentration of affordable units in central Yuba City, particularly downtown Cost of repairs and rehabilitation Focused development and investment of new residential subdivisions outside of central Yuba City	Seek funding for targeted rehabilitation and increasing access to resources (Program H-A-1) Promote construction of higher-density units in high resource areas (Program H-A-3) Strive to increase availability of rental assistance (Program H-B-2) Incentivize development of affordable housing (Program H-A-6)

The City has identified the lack of subsidized and affordable housing units at a range of sizes and housing conditions as the primary contributing factors to fair housing issues in Yuba City. The City 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-F-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 increase access to opportunity for all groups protected by state and federal law. Regional coordination efforts outlined in several programs will ensure that the City of Yuba City furthers patterns of integration and development of affordable housing in such a way that it will have a positive impact on residents of the city and region.

5 Land Inventory

This chapter describes existing residential development within Yuba City and analyzes the amount of vacant land available for future housing development.

Existing Land Uses

As of March 2021, the City of Yuba City contains approximately 6,371 acres of residentially zoned land, consisting primarily of low-density, single-family neighborhoods. In addition, residential uses are permitted as secondary uses in commercial zones. In 2014, 181.3 acres of land were annexed into the City limits, and in 2019, an additional 51.8 acres were annexed.

Assisted Housing Supply

An inventory of assisted rental and owner housing for low- and moderate-income households reported that Yuba City contained 530 units of assisted rental housing, as identified by the California Housing Partnership Corporation (see Table 5-1). These properties have received financial assistance from state or federal sources that require annual contract renewal. These units are either owned by the Housing Authority, owned by a nonprofit corporation and managed by the Housing Authority, or are privately owned. Richland Housing, included in Tale 5-1, is specifically restricted for current or retired agricultural workers (including cannery or processing plant workers).

Table 5-1: Yuba City Assisted Housing Supply

<i>Project Name and Location</i>	<i>Type</i>	<i>Total Units</i>	<i>Assisted Units</i>	<i>Expiration Year</i>
Park Terrace Apartments – 665 Queens Ave	LIHTC*	80	79	2055
Live Oak Apartments – 645 Queens Ave	HUD PBRA (LMSA)*	88	35	2032
Plumas Family Apartments - 1240 Plumas St	LIHTC*	15	15	2067
Sutter Village – 1200 Gray Ave	HUD PBRA* (Sec 8)	74	74	2039
New Haven Court - 448 Garden Highway	LIHTC*	40	39	2073
Richland Housing - 288 Samuel Dr	USDA* Sec 521, Sec 514	190	175 (Sec 521) 190 (Sec 514)	2044
Mahal Plaza - 1719 Franklin Rd	USDA* Sec 521, Sec 514	98	95 (Sec 521) 98 (Sec 514)	2037
352-267 McKeehan Dr and 2 Miles Ave	USDA*-Rural Development	10	10	2064
Total		595	540	

Source: California Housing Partnership Corporation, February 2020 and October 2019.

**LIHTC = Low Income Housing Tax Credits; HUD = United States Department of Housing and Urban Development; PBRA = Project-Based Rental Assistance; LMSA = Loan Management Set-Aside; USDA = United States Department of Agriculture*

Progress Toward Meeting Housing Needs

An important component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites in fulfilling Yuba City's share of regional housing needs as determined by the Sacramento Area Council of Governments (SACOG). On March 19, 2020, SACOG approved the Regional Housing Needs Plan. The City of Yuba City was assigned a portion of the regional housing need for a total of 3,308 new housing units.

In the 4th cycle Housing Element update, the City included Program H-E-14, stating that the City would accommodate the County's remaining lower-income Regional Housing Needs Allocation (RHNA) by annexing the Lincoln East Specific Plan (LESP) area in the City's sphere of influence. The City was required to zone enough acreage in the Specific Plan at a minimum density of 20 units per acre or greater, accommodating at least 16 units per site, and allowing residential uses only without discretionary review to accommodate 565 housing units for extremely low-, very low-, and low-income households. This annexation plan was continued into the 5th cycle, where the LESP was necessary to accommodate 529 lower-income units. However, this annexation did not occur. As a result, there is a carryover of 529 additional lower-income units that will need to be added to 6th cycle lower-income RHNA of 1,211 units, resulting in a combined lower-income RHNA of 1,720 units (Table 5-2). There is no carryover RHNA in the moderate and above-moderate categories.

As shown in Table 5-2, the City is able to accommodate the moderate and above-moderate 6th cycle RHNA with a surplus of 17 and 1,122 units, respectively. Also shown in Table 5-2, of the 1,720 lower-income RHNA, 176 units (deed restricted lower-income units) are accommodated in an approved project. Based on recent changes to state law and recent development trends, the City is anticipating the development of 20 lower-income ADUs over the planning period. For the lower income RHNA, the City's vacant land inventory identifies capacity to accommodate 1,336 units, leaving a shortfall of 208 units. To accommodate the remaining 208 lower-income units, the City will redesignate approximately 10 acres to medium/high density residential land use to allow for a density of at least 20 units per acre (Table 5-8; Program H-C-7).

Two recently approved projects are included in Table 5-2. One is called River's Edge; it is located at 650 Lincoln Road on an 8.14-acre parcel. The site is currently vacant. The zoning is R-3, and the land use designation is Medium/High Density Residential. River's Edge is a proposed market-rate development that will include 172 luxury apartments in twelve two- and three-story buildings, a 1,500 square foot recreational facility and 350 parking spots. The other approved project (called Richland Village) in Table 5-2 is located at 170 Bernard Drive on a 4.9-acre parcel. The site is vacant as of June 2021. The zoning is R-3, and the land use designation is Medium/Low Density Residential. The proposed development is receiving a density bonus and will consist of 176 units affordable to lower-income households which will be managed by the Regional Housing Authority. Partial construction financing has been secured through the City's Low-Moderate Income Housing Asset Fund (LMIHAF), a County impact fee waiver, the California Affordable Housing and Sustainable Communities (AHSC) program, and Low-Income Housing Tax Credits. The Housing Authority is also considering applying for HOME funds or the HUD Section 8 program.

Between 2013 and 2017, four accessory dwelling units (ADUs) were permitted, for an average of one per year. Based on this history, it is estimated that an average of five ADUs are likely to be constructed each year during the planning period for a total of 40 units. This estimate is based on an annual average multiplied by five to account for recent incentives and changes to planning law that are expected to increase the rate of ADU production. Sites in specific plan areas are also included in Table 5-2. More information on those specific plans is provided later in this chapter.

Table 5-2: Progress in Meeting Regional Housing Allocation

	<i>Total Units</i>	<i>Affordability level</i>		
		<i>Lower</i>	<i>Mod</i>	<i>Abv. Mod</i>
RHNA	3,308	1,211	622	1,475
5th Cycle Carryover	529	529	0	0
RHNA Subtotal	3,837	1,740	622	1,475
Approved Projects	348	176 ¹	0	172 ²
ADUs Anticipated	40	20	20	0
Remaining RHNA Subtotal	3,449	1,544	602	1,303
Underutilized Inventory	1,349	0	364	866
Vacant Inventory	1,281	1,023	83	175
Sites in Specific Plans ³	1,815	97	172	957
Sites in Bogue Stewart Master Plan Phase 1, Newkom Ranch ⁴	216	216	0	427
Subtotal Sites Inventory	4,661	1,336	619	2,425
Surplus/Shortfall⁵	1,093	-208	17	1,122

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

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

²River's Edge at 650 Lincoln Road

³All sites in City limits

⁴All sites expected to be annexed July 2021

⁵Addressed by Program H-C-7

Land Inventory

This section of the element addresses the requirements of California Government Code Sections 65583 and 65583.2, requiring a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community.

Representative Multifamily Projects

Table 5-3 provides details on several recent multifamily projects built and approved in Yuba City. The average density of the three projects in Table 5-3 and the two approved projects in Table 5-2 is 17.72 units per acre. Of those 5 projects, two are recent 100% affordable housing projects with an average density of 54.5 units per acre. These projects are the recently approved Richland Village at 170 Bernard Drive, which will consist of 176 units affordable to lower-income households and the recently constructed New Haven Court, which consists of 39 units of permanent supportive housing (and 1 manager's unit). Both are located in an R-3 zone with a Medium/Low Density Residential land use designation. This designation would typically limit density to 14 units per acre. However, these projects were able to achieve greater densities. The density of Richland Village at 170 Bernard Drive will be nearly 36 units per acre. The project is receiving a density bonus. New Haven Court was built with a density of 73 units per acre. 170 Bernard Drive, where Richland Village will be built is a vacant site as of June 2021. The site where New Haven Court sits was formerly underutilized office space.

Table 5-3 Recent Multifamily Housing Projects

<i>Address</i>	<i>Acres</i>	<i>Total Units</i>	<i>Affordable Units</i>	<i>Zone</i>	<i>Land Use</i>	<i>Status</i>
New Haven Court 448 Garden Highway ¹	0.67	40	39	R-3	Medium/Low	Completed April 2021.
352-267 McKeehan Dr	1.04	8	8	R-3	Medium/Low	Constructed 2015
1570 Kenny Dr	1.47	4	0	R-3	Medium/High Density	Constructed 2016
Richland Village at 170 Bernard Drive	4.9	176	176	R-3	Medium/Low Density Residential	Construction expected to start in October 2022

Source: City of Yuba City Development Services Department, 2021

¹*Redevelopment of nonvacant site, formerly offices. Permanent supportive housing provided by Sutter-Yuba Behavioral Health and Hands of Hope*

A summary of the inventory by income level is provided in Table 5-4. As is shown in Table 5-4, the realistic density assumptions range from five units per acre in medium/low density residential areas to 25 units per acre in medium/high density residential areas. These estimates are based in part, on the densities of recently approved or constructed projects, but also based on the estimated density limitations of incorporating residential uses into mixed-use projects. New Haven Court and Richland Village have densities of 60 and 36 units per acre, however, these projects are located in the R-3 zone where a commercial component of the development is not required. More conservative realistic density assumptions are used for sites in the inventory that are located in areas with commercial land use designations. For sites with medium/high residential land use designation realistic capacity is assumed to be 70 percent of the maximum capacity permitted and for sites with a commercial land use designation, realistic capacity is assumed to be approximately 39 percent capacity of the maximum capacity on vacant sites and 30 percent of the maximum capacity on underutilized sites. This takes into account the current zoning which requires residential uses to be combined with bona fide commercial uses on sites with commercial zoning. Realistic capacity for sites with medium/low density residential land use designation is assumed to be 80 percent of the maximum permitted density, and 60 percent capacity on low density residential sites. The City has not approved requests to build projects at densities lower than allowed in a particular zone or land use designation.

Tables 5-5 and 5-6 include site-specific details for each site in the land inventory. The sites identified in these tables are illustrated on Figure 5-3. None of the properties included in the land inventory are constrained by environmental conditions, including steep slopes, very high fire hazard, flood or liquefaction risks. All sites have access to water and sewer service and dry utilities. The underutilized sites that could accommodate lower-income units are currently used for parking, which requires limited demolition to redevelop.

The City's land inventory was developed with the use of a combination of resources, including the City's geographic information system (GIS) database and the City's Land Use Element and Zoning Code. The inventory includes an estimate of potential development capacity for these sites. There are approximately 321 acres of vacant and underutilized land that can support residential development at various planned densities within the city limits. The average development capacity density assumptions in Tables 5-5 and 5-6 for the R-1, R-2, R-3, C-1, C-2, C-3, C-O, and PD zones reflect a reasonable assumption of between 30 and 80 percent of the maximum capacity, depending on the land use designation. The maximum densities allowed on the site proposed to accommodate lower-income units (see Table 5-4) are 36 units per acre. On sites with Commercial land use designations, it is assumed that 30 to 39 percent of the capacity is realistic to develop, as the current zoning regulation permits residential use only in conjunction with a bona fide commercial use or on the upper floors of buildings containing commercial uses. In

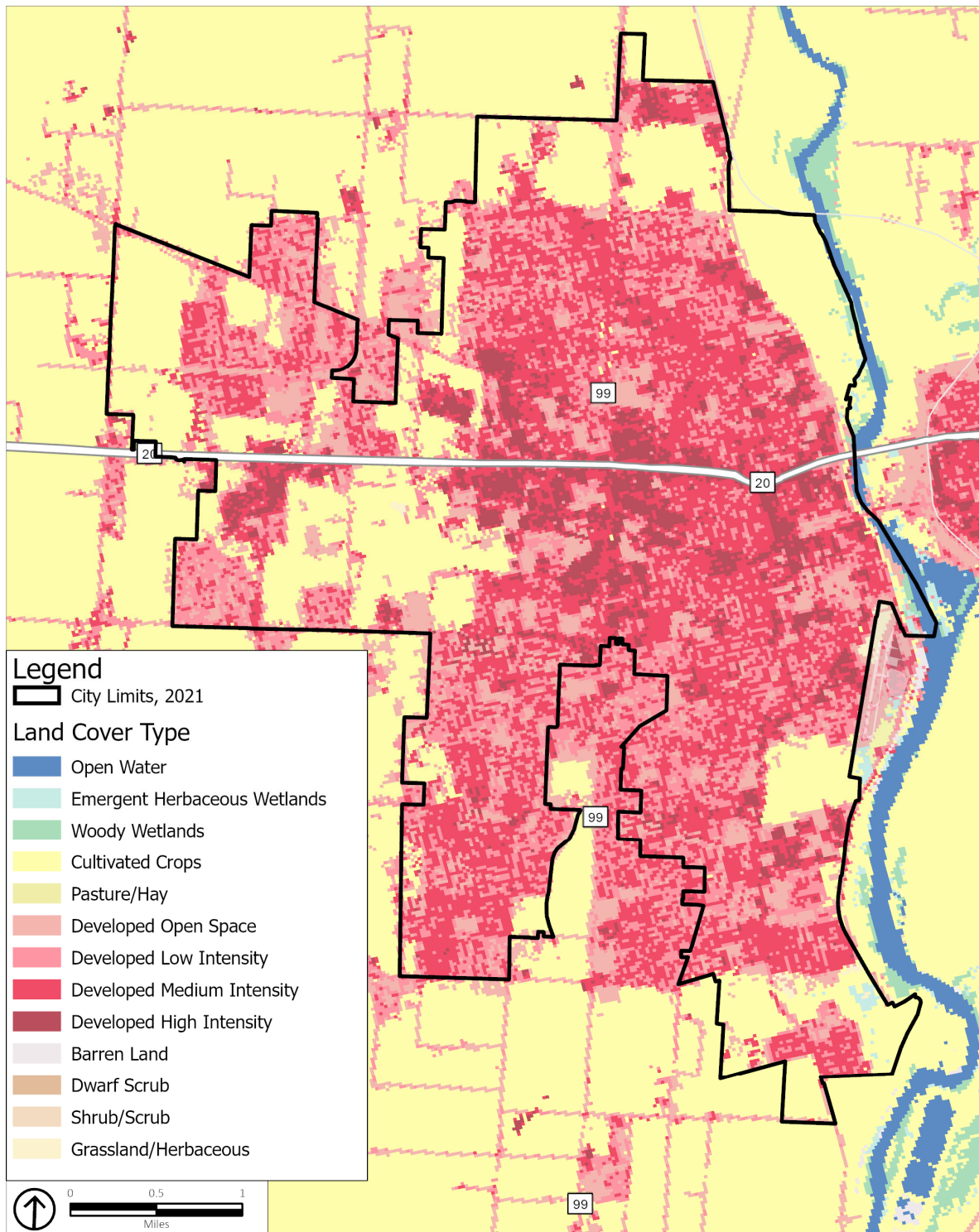
single-story buildings, residential floor area may not exceed commercial floor area. However, as part of its General Plan and Zoning Code update, the City will be revising its mixed-use development standards to create more opportunities for fully residential development to be sited within a mixed-use project (see Program H-C-5).

As shown in Table 5-4, several sites that accommodate development for lower-income households are in areas with commercial or office land use designations. In Program H-C-5, the City commits to amending its General Plan and Zoning Code to encourage development of residential units within mixed-use projects on commercial and office sites. Sites that can accommodate development for moderate and above-moderate income households are located on Medium/Low-Density and Low-Density Residential land uses, respectively. Parcels with higher-density land use designations, including Medium/High-Density Residential, Community Commercial, Regional Commercial, and Neighborhood Commercial, (shown in Table 5-4) can accommodate 1,023 units of multifamily housing for lower-income households. Additionally, sites within Specific Plans can accommodate 313 lower-income units. While small sites are not being counted towards the lower-income RHNA, many additional higher-density vacant and underutilized sites are available (30 parcels, 7 acres), which presents significant additional opportunities for the development of housing appropriate for lower-income households. Program H-C-2 is proposed to encourage small lot consolidation. Based on allowed density and development standards, there are vacant sites, underutilized sites, and Specific Plan sites in the land inventory that can accommodate 792 moderate and 2,841 above-moderate income housing units.

Underutilized Sites

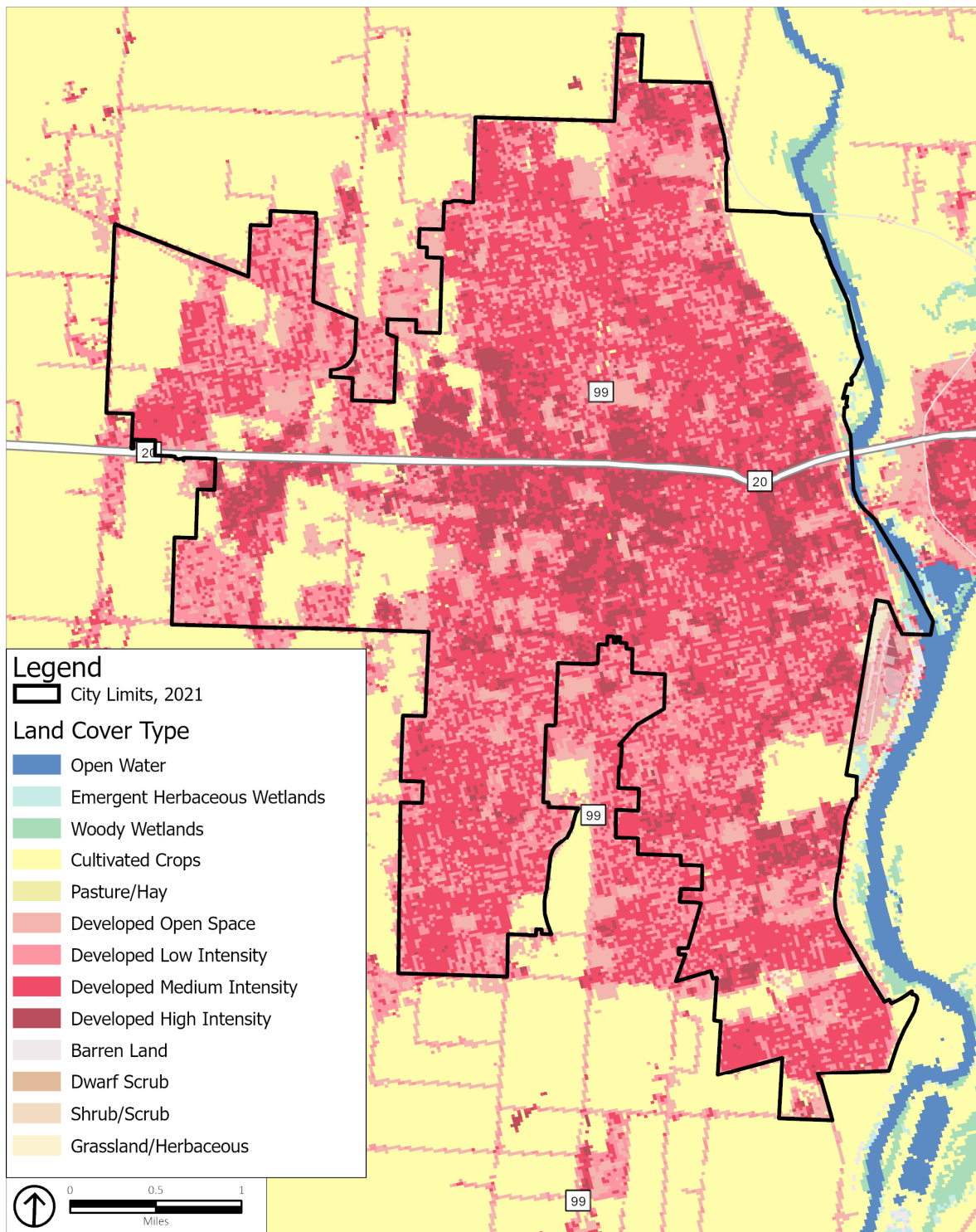
Underutilized sites in the inventory with land use designations with densities that would accommodate moderate and above-moderate income households are all currently under active agricultural uses but are also considered fully developable sites.

Underutilized sites that are identified as being zoned at densities to support the development of housing affordable to moderate and above-moderate income households are primarily sites in active agricultural use. Sites with cultivated crops have been the primary land use that has redeveloped with residential uses over the past 20 years. As is shown in Figures 5-1 and 5-2, many areas in the north, south and west sides of the city that were cultivated crops in 2001 have since become areas of either low, medium, or high-intensity development. As such, the current agricultural use on these sites is not expected to be a barrier to development.



Source: National Land Cover Database, 2016

Land Cover (2001)



Source: National Land Cover Database, 2016

Land Cover (2016)

Mixed-Use Sites

Many of the sites identified to accommodate development affordable to low- and very low-income households currently have commercial or office land use designations. Of the 1,740 lower-income RHNA, 48.2 percent (839 units) are accommodated on mixed-use sites. The General Plan Land Use Element identifies Neighborhood Commercial and Community Commercial land use designations as having a potential development capacity of 12 to 36 dwelling units per acre. To be conservative, 14 dwelling units per acre were assumed as a realistic capacity, or approximately 39 percent of the maximum capacity on vacant sites and 30 percent of maximum capacity on underutilized sites. However, a recently approved mixed-use plan in the City of Yuba City is currently planned at a higher apartment density than this more conservative estimate. The Yuba Crossing Mixed-Use Plan, approved in 2017, includes single-family, live-work, and apartment units along with commercial space in an 8.7-acre mixed use plan. The live-work and apartment buildings are planned to have a density of approximately 21 dwelling units per acre. Mixed-use projects are increasingly popular in the region. Less than 40 miles away in the City of Loomis, the Taylor Road Mixed-Use project is in the planning phase (as of July 2021). This development will be on a site that is 8.86 acres, with residential uses on approximately 5.7 acres. The remainder will be commercial (2.28 acres) and open space. The project will include 35 residential units, including 7 units in single-story detached structures, 9 units in 2-story detached structures, 9 carriage units, and 10 two-story half-plexes. The allowable density is 10 units per acre. The actual residential density will be 6.1 units per acre, which equates to a realistic capacity of 61 percent of the maximum. In addition, Yuba County is planning for mixed-use development. The County's mixed use zoning districts allow for 100 percent affordable projects. Yuba County's 2021-2029 Housing Element anticipates that 99.5 acres zoned Commercial Mixed Use will be developed at 16 dwelling units an acre, or 40 percent of maximum capacity, with 9 acres designated for above moderate-income housing, 32.8 for moderate-income housing, and 57.7 for lower-income housing. For 108.4 acres zoned Neighborhood Mixed Use, Yuba County anticipates a density of eight dwelling units per acre, or 40 percent of the maximum allowable density. Again, the majority of candidate sites are intended for lower-income housing, with 84.8 acres assumed for lower-income housing, 2.7 for moderate income housing, and 20.9 acres for above-moderate income housing. There is about a half-acre zoned Downtown Commercial that Yuba County anticipates will be developed at 16 dwelling units an acre, or 40 percent of maximum allowable density. These units are intended for moderate-income housing. According to Yuba County staff, developers have expressed interest in developing entirely residential projects on vacant sites zoned for mixed use in Yuba County.

While the Regional Commercial and Office & Office Park designations do not have a specified density range within the General Plan Land Use Element, it is assumed that sites with these designations would have a similar residential development capacity to sites designated Neighborhood Commercial and Community Commercial. Residences are permitted in the C Districts in conjunction with a bona fide business or on upper floors of the same building. If the building is single story, then the square footage of the residence shall not exceed the square footage of the building designated as part of the business. (Municipal Code Section 8-5.1102. – Uses). There is no maximum lot coverage in the commercial zones. Setbacks are minimal; ten feet in front and street side and none for interior sides and the rear. In the C-1 zone, height is restricted to two stories or 30 feet. In the C-2, C-3 and C-O zones, height is restricted to four stories or 52 feet. A realistic capacity assumption of 14 units per acre is physically feasible with these limitations.

In Program H-C-5, the City commits to:

- Removing the Use Permit for multifamily development in the C-1 and C-O zones;
- Allowing an expanded range of residential types in sites designated as Office and Office Park;
- Updating the General Plan and zoning code to provide greater flexibility in developing residential uses in one or more commercial zones, including allowing a building with all residential uses to occupy a portion of sites and by allowing sites to be developed with projects that are 100 percent residential uses. and;
- Incentivizing residential development on mixed-use sites.

Table 5-4: Vacant and Non-Vacant Land Inventory Summary

<i>Land Use/Zoning Description</i>	<i>Number of Sites</i>	<i>Acres</i>	<i>Maximum Density (Units per Acre)</i>	<i>Realistic Density (Units per Acre)</i>	<i>Realistic Units</i>
Underutilized					
Medium/Low Density Residential - PD	1	33.07	14	8	364
Low Density Residential - R-1	8	173.01	8	5	866
Vacant					
Medium/High Density Residential - R-3	3	11.22	36	25	281
Community Commercial - PD	1	1.2	36	14	17
Community Commercial - C-1	1	0.87	36	14	12
Community Commercial - C-2	1	0.69	36	14	10
Community Commercial - C-3	4	10.11	36	14	142
Regional Commercial - C-2	2	1.61	36	14	23
Regional Commercial - C-3	8	22.91	36	14	322
Neighborhood Commercial - C-1	3	3.19	36	14	44
Office & Office Park - C-O	10	12.29	36	14	172
Medium/Low Density Residential - R-2	3	7.57	14	8	83
Low Density Residential - R-1	30	33.15	8	5	172
Low Density Residential - R-2	3	0.49	8	5	3
Specific Plans (Vacant and Underutilized)					
Regional Commercial - C-3	1	5.38	36	14	75
Neighborhood Commercial - C-1	1	1.59	36	14	22
Low Density Residential - R-3	1	21.78	36	14	109
Medium/Low Density Residential - R-3	1	16.26	14	8	179
Medium/Low Density Residential - R-2	1	15.06	14	8	166
Low Density Residential - R-1	15	348.03	8	5	1,264

Table 5-5: Vacant Land Inventory (See Figure 5-3 for additional site data).

Site #	APN	Acreage	Zoning	Land Use Designation	Maximum Density	Realistic Units per Acre*	Realistic Units	Income Level	In 5th Cycle?	Hazards	Water, sewer and dry utilities available?
Vacant Very Low/Low Income											
10	51-540-039	0.76	R-3	Medium/High Density Residential	36	25	19	Very Low/Low	Yes**	None	Yes
11	51-062-010	3.15	R-3	Medium/High Density Residential	36	25	79	Very Low/Low	Yes**	None	Yes
12	51-040-011	7.31	R-3	Medium/High Density Residential	36	25	183	Very Low/Low	Yes**	None	Yes
13	59-010-122	1.20	PD	Community Commercial	36	14	17	Very Low/Low	No	None	Yes
14	53-151-013	0.87	C-1 ¹	Community Commercial	36	14	12	Very Low/Low	No	None	Yes
15	58-130-034	0.69	C-2	Community Commercial	36	14	10	Very Low/Low	No	None	Yes
16	52-171-018	0.60	C-3	Community Commercial	36	14	8	Very Low/Low	No	None	Yes
17	58-120-014	1.33	C-3	Community Commercial	36	14	19	Very Low/Low	No	None	Yes
18	58-070-057	1.97	C-3	Community Commercial	36	14	28	Very Low/Low	No	None	Yes
19	58-070-058	6.21	C-3	Community Commercial	36	14	87	Very Low/Low	No	None	Yes
20	59-134-001	0.5	C-2	Regional Commercial	36	14	7	Very Low/Low	No	None	Yes
21	59-120-031	1.1	C-2	Regional Commercial	36	14	16	Very Low/Low	No	None	Yes
22	58-043-010	1.2	C-3	Regional Commercial	36	14	17	Very Low/Low	No	None	Yes
23	58-060-034	0.61	C-3	Regional Commercial	36	14	9	Very Low/Low	No	None	Yes
24	58-060-028	1.07	C-3	Regional Commercial	36	14	15	Very Low/Low	No	None	Yes
25	58-043-002	1.25	C-3	Regional Commercial	36	14	18	Very Low/Low	No	None	Yes
26	58-041-011	2.00	C-3	Regional Commercial	36	14	28	Very Low/Low	No	None	Yes
27	58-060-027	2.64	C-3	Regional Commercial	36	14	37	Very Low/Low	No	None	Yes
28	63-010-139	4.00	C-3	Regional Commercial	36	14	56	Very Low/Low	No	None	Yes
29	51-040-002	10.11	C-3	Regional Commercial	36	14	142	Very Low/Low	No	None	Yes
30	53-461-001	0.53	C-1 ¹	Neighborhood Commercial	36	14	7	Very Low/Low	No	None	Yes
31	52-112-009	0.58	C-1 ¹	Neighborhood Commercial	36	14	8	Very Low/Low	No	None	Yes
32	62-320-062	2.08	C-1 ¹	Neighborhood Commercial	36	14	29	Very Low/Low	No	None	Yes
33	59-120-032	0.62	C-O ¹	Office & Office Park	36	14	9	Very Low/Low	No	None	Yes
34	59-010-101	0.91	C-O ¹	Office & Office Park	36	14	13	Very Low/Low	No	None	Yes

<i>Site #</i>	<i>APN</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Land Use Designation</i>	<i>Maximum Density</i>	<i>Realistic Units per Acre*</i>	<i>Realistic Units</i>	<i>Income Level</i>	<i>In 5th Cycle?</i>	<i>Hazards</i>	<i>Water, sewer and dry utilities available?</i>
35	63-010-134	1.15	C-O ¹	Office & Office Park	36	14	16	Very Low/Low	No	None	Yes
36	51-550-029	1.17	C-O ¹	Office & Office Park	36	14	16	Very Low/Low	No	None	Yes
37	63-010-093	1.20	C-O ¹	Office & Office Park	36	14	17	Very Low/Low	No	None	Yes
38	51-550-043	0.95	C-O ¹	Office & Office Park	36	14	13	Very Low/Low	No	None	Yes
39	63-010-095	1.29	C-O ¹	Office & Office Park	36	14	18	Very Low/Low	No	None	Yes
40	63-010-094	1.53	C-O ¹	Office & Office Park	36	14	21	Very Low/Low	No	None	Yes
41	63-010-135	1.57	C-O ¹	Office & Office Park	36	14	22	Very Low/Low	No	None	Yes
42	54-010-037	1.90	C-O ¹	Office & Office Park	36	14	27	Very Low/Low	No	None	Yes
Very Low/Low Income Subtotal		64.09					1,023				
Vacant Moderate Income											
43	58-120-001	7.38	R-2	Medium/Low Density Residential	14	11	81	Moderate	Yes	None	Yes
44	54-220-111	0.09	R-2	Medium/Low Density Residential	14	11	1	Moderate	Yes	None	Yes
45	54-220-112	0.10	R-2	Medium/Low Density Residential	14	11	1	Moderate	Yes	None	Yes
Moderate Income Subtotal		7.57					83				
Vacant Above-Moderate Income											
46	53-442-006	0.15	R-1	Low Density Residential	8	5	1	Above-Moderate	No	None	Yes
47	52-283-012	0.16	R-2	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes
48	52-283-013	0.16	R-2	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes
49	57-011-025	0.17	R-1	Low Density Residential	8	5	1	Above-Moderate	No	None	Yes
50	57-161-030	0.17	R-1	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes
51	57-161-008	0.17	R-1	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes
52	52-181-006	0.17	R-2	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes
53	51-462-012	0.18	R-1	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes
54	57-033-003	0.19	R-1	Low Density Residential	8	5	1	Above-Moderate	No	None	Yes
55	54-020-035	0.20	R-1	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes
56	54-160-011	0.23	R-1	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes

<i>Site #</i>	<i>APN</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Land Use Designation</i>	<i>Maximum Density</i>	<i>Realistic Units per Acre*</i>	<i>Realistic Units</i>	<i>Income Level</i>	<i>In 5th Cycle?</i>	<i>Hazards</i>	<i>Water, sewer and dry utilities available?</i>
57	62-230-030	0.22	R-1	Low Density Residential	8	5	1	Above-Moderate	Yes	None	Yes
58	62-270-010	0.22	R-1	Low Density Residential	8	5	1	Above-Moderate	No	None	Yes
59	62-051-012	0.29	R-1	Low Density Residential	8	5	1	Above-Moderate	No	None	Yes
60	57-022-011	0.30	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
61	51-461-024	0.30	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
62	59-171-008	0.31	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
63	58-180-066	0.32	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
64	62-220-035	0.32	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
65	59-310-020	0.32	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
66	53-251-014	0.34	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
67	53-251-016	0.40	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
68	53-251-017	0.41	R-1	Low Density Residential	8	5	2	Above-Moderate	Yes	None	Yes
69	62-380-025	0.71	R-1	Low Density Residential	8	5	4	Above-Moderate	No	None	Yes
70	62-081-003	0.91	R-1	Low Density Residential	8	5	5	Above-Moderate	No	None	Yes
71	62-020-064	2.73	R-1	Low Density Residential	8	5	14	Above-Moderate	No	None	Yes
72	53-461-013	0.59	R-1	Low Density Residential	8	5	3	Above-Moderate	Yes	None	Yes
73	56-102-001	1.00	R-1	Low Density Residential	8	5	5	Above-Moderate	Yes	None	Yes
74	62-082-017	1.93	R-1	Low Density Residential	8	5	10	Above-Moderate	Yes	None	Yes
75	56-030-054	2.36	R-1	Low Density Residential	8	5	12	Above-Moderate	Yes	None	Yes
76	59-530-027	4.11	R-1	Low Density Residential	8	5	21	Above-Moderate	Yes	None	Yes
77	62-020-072	6.50	R-1	Low Density Residential	8	5	33	Above-Moderate	Yes	None	Yes
78	62-020-067	7.10	R-1	Low Density Residential	8	5	36	Above-Moderate	Yes	None	Yes
Above-Moderate Income Subtotal		33.64					175				
Vacant Sites Total		105.30					1281				

Note:

*Assumes 70% capacity on higher-density sites with residential land use designation, 80% capacity on medium-density sites with residential land use designation, 60% capacity on lower-density sites with residential designation, and 39% capacity on sites with commercial land use designation.

**Site was identified for lower-income categories in both the 4th and 5th cycle Housing Element updates. Program H-C-6 is included to comply with Assembly Bill 1387.

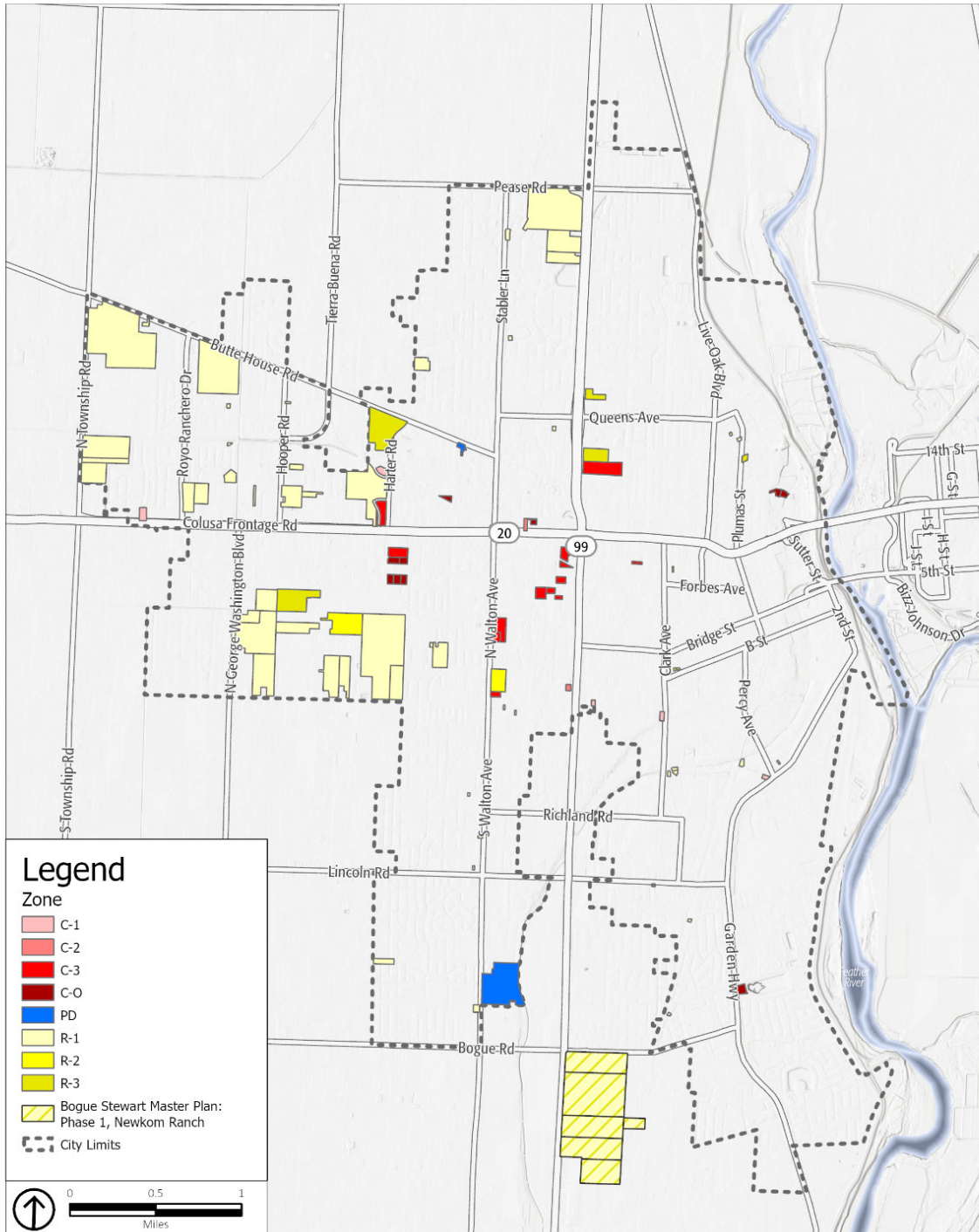
¹ Single-family and multifamily residential uses in Commercial zones are permitted in conjunction with a commercial use with a zoning clearance (ministerial review) in zones C-2 and C-3, and with a use permit in C-1 and C-O. Program H-C-5 is included to commit the City to removing the use permit for multifamily development in the C-1 and C-O zones.

Table 5-6: Underutilized Land Inventory (See Figure 5-3 for additional site data).

<i>Site #</i>	<i>APN</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Land Use Designation</i>	<i>Maximum Density</i>	<i>Realistic Units per Acre*</i>	<i>Realistic Units</i>	<i>Income Level</i>	<i>In 5th Cycle?</i>	<i>Hazards</i>	<i>Water, sewer and dry utilities available?</i>	<i>Notes</i>
Underutilized Moderate Income												
1	56-030-065	33.07	PD	Medium/ Low Density Residential	14	11	364	Moderate	Yes	None	Yes	Active Ag Use
Moderate Income Subtotal		33.07					364					
Underutilized Above-Moderate Income												
2	62-020-081	5.00	R-1	Low Density Residential	8	5	25	Above-Moderate	No	None	Yes	Active Ag Use
3	58-010-014	7.99	R-1	Low Density Residential	8	5	40	Above-Moderate	No	None	Yes	Active Ag Use.
4	62-020-080	22.74	R-1	Low Density Residential	8	5	114	Above-Moderate	No	None	Yes	Active Ag Use
5	62-010-031	41.00	R-1	Low Density Residential	8	5	205	Above-Moderate	No	None	Yes	Active Ag Use; owner interested in developing
6	62-380-033	74.00	R-1	Low Density Residential	8	5	370	Above-Moderate	No	None	Yes	Active Ag Use
7	62-072-015	1.56	R-1	Low Density Residential	8	5	8	Above-Moderate	Yes	None	Yes	Active Ag Use
8	62-082-011	9.42	R-1	Low Density Residential	8	5	47	Above-Moderate	Yes	None	Yes	Active Ag Use
9	62-020-079	11.30	R-1	Low Density Residential	8	5	57	Above-Moderate	Yes	None	Yes	Active Ag Use
Above-Moderate Income Subtotal		173.01					866					
Underutilized Total		206.08					1,230					

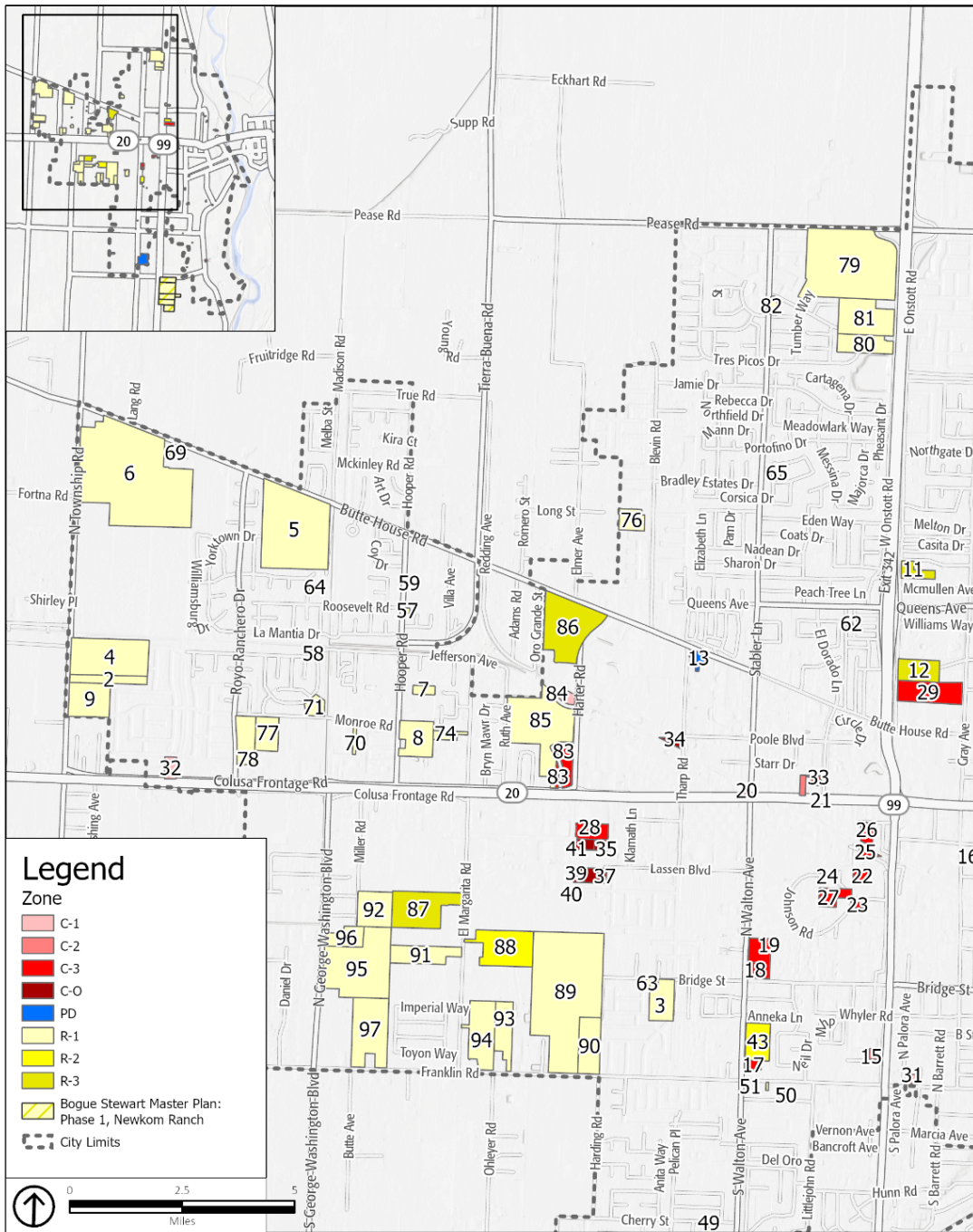
Note:

*Assumes 80% capacity on medium-density sites with residential land use designation, 60% capacity on lower-density sites with residential designation, and 30% capacity on sites with commercial land use designation.



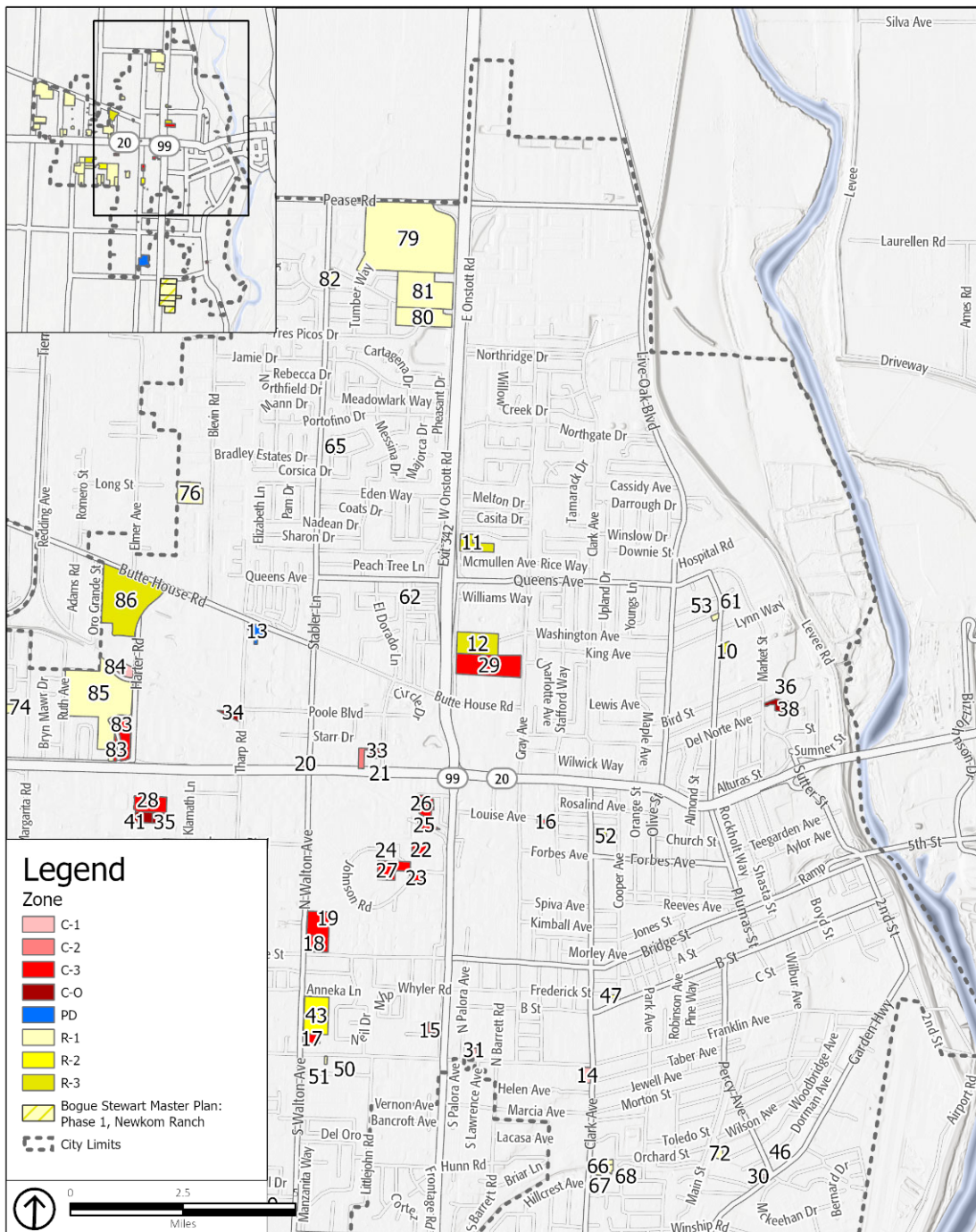
Source: City of Yuba City, 2021

Sites Inventory with Zoning Designation

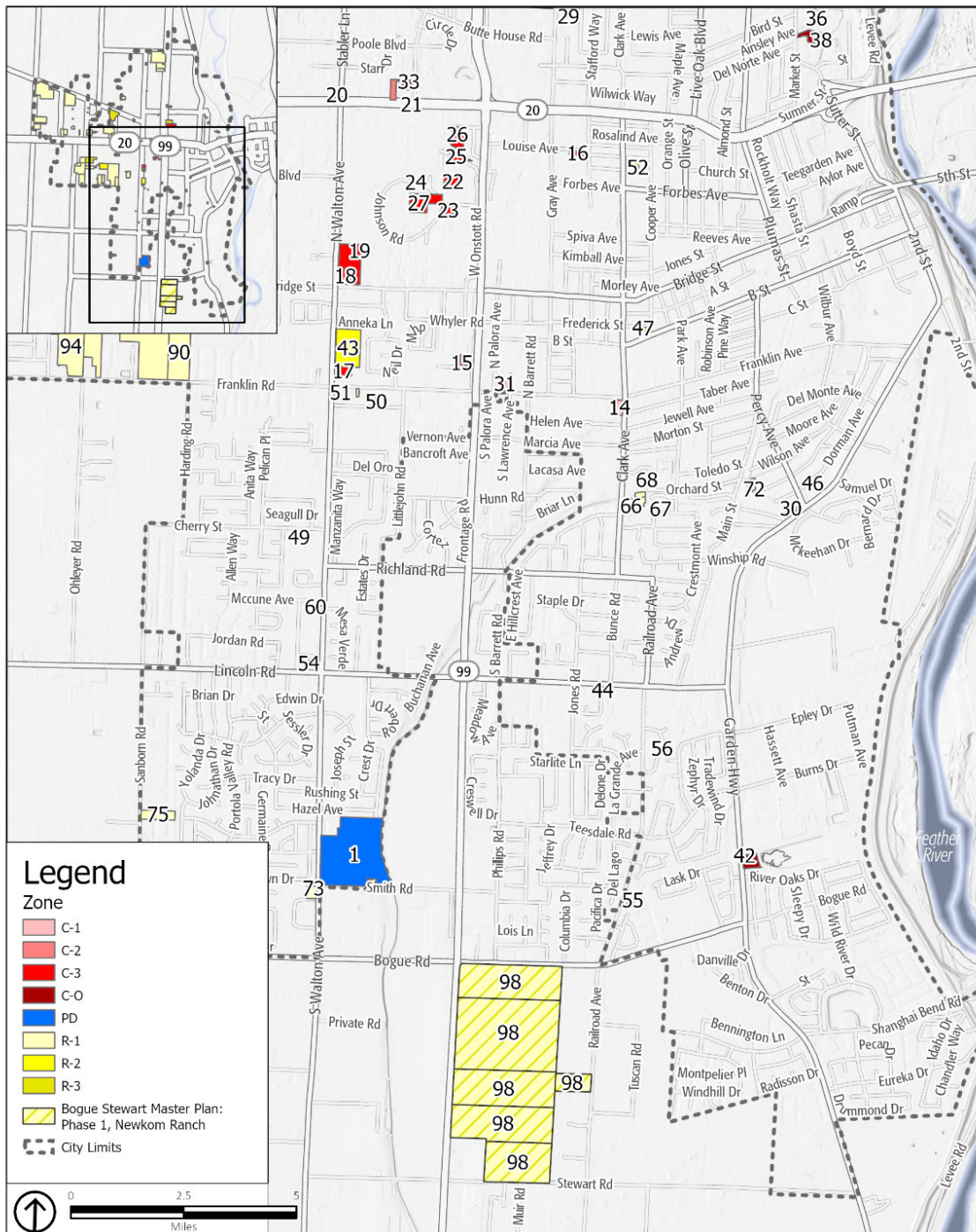


Source: City of Yuba City, 2021

Sites Inventory with Zoning Designation with Site Number



Sites Inventory with Zoning Designation with Site Number



Source: City of Yuba City, 2021

Sites Inventory with Zoning Designation with Site Number

Specific Plan Areas

As shown in Table 5-7A, the City has several Specific Plan and Master Plan areas within city limits and the City's sphere of influence. Only Specific Plans or Master Plans that are currently within the city's boundaries and do not require annexation or are outside of the City's boundary but have a pending annexation application that is expected to be approved imminently are counted in this Housing Element towards the City's RHNA (Table 5-2). Because some sections of these plan areas have already been built out, Table 5-7A identifies the remaining capacity in these four Specific and Master Plan areas. The majority of the capacity within these Specific Plans have lower-density land use designations that are likely to support the development of above-moderate housing. Just under ten percent of the available land has higher-density land use designations that are expected to be able to accommodate development that is affordable to lower-income households. Realistic capacity for these sites is assumed to be 70 percent of the maximum density on higher-density sites with residential land use designation, 80 percent of the maximum density on medium-density sites with residential land use designation, 60 percent of the maximum density on lower-density sites with residential designation, and 39 percent of the maximum density on sites with commercial land use designation. These plans are described below, as well as current plans without sites in the RHNA inventory.

Table 5-7A: Specific and Master Plan Capacity within Sites Inventory

Plan Name	Planned Residential Unit Capacity	Remaining Capacity within Inventory Sites			
		Total	Lower	Moderate	Above-Moderate
Harter Specific Plan ¹	345	278	97	0	181
El Margarita Master Plan ¹	1,510	588	0	172	416
Butte Vista Neighborhood Plan ¹	Not listed within Neighborhood Plan	360	0	0	360
Bogue Stewart Master Plan, Phase I ²	643	643	216	0	427
Total	2,498+	2,458	313	172	1,384

¹ Currently in City limits, as of Jun 2021

² Annexation approved in July 2021

Central City Specific Plan

The Central City Specific Plan was approved by the City Council in April 1992 and was amended in November 1997. The plan area includes sites in downtown Yuba City, both north and south of Route 20 and east and west of Plumas Street. The plan includes both commercial and high-density residential development. The majority of the site has been built-out, but it is estimated that five percent (approximately 83 units) of the original planned residential capacity is available for residential development during the planning period. Although these are not counted towards the City's RHNA, they represent additional development potential. Infrastructure is in place throughout the Central City Specific Plan area to support existing and future development. However, the area was developed many years ago and needs improvements, particularly, increased capacity for fire flows and replacement of deteriorated pipes. To address deficiencies, citywide, including in the Central City Specific Plan area, the City adopted the *Water Treatment Plant and Distribution Master Plan* in January 2019 and annually budgets funds to perform those improvements in the City's Capital Improvement Project Budget.

Harter Specific Plan

The Harter Specific Plan is a 180-acre development plan adopted in February 2003, which covers a former cannery site on the west side of the city. The plan includes a mix of residential uses as well as several business park and office sites, a 6-acre park, and a central commercial area along Harter Road. Of the 278 units that this Specific Plan can accommodate, 97 are expected to develop at densities affordable to lower-income households, and 181 are expected to develop at densities affordable for above moderate-income households. The Harter Specific Plan was amended in June 2021. The General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment, and associated Public Facilities Finance Plan and Reimbursement Agreement were approved by the City Council on June 1, 2021, and June 15, 2021. City staff anticipate that initial work may begin in two to five years.

Table 5-7B: RHNA Sites in Specific and Master Plan Areas

Site #	APN	Area	Zoning	Land Use Designation	Maximum Density	Realistic Units per Acre*	Realistic Units	Income Level	In 5th Cycle?	Hazards	Water, sewer and dry utilities available?	Notes
Butte Vista Neighborhood Plan												
79	59-030-024	48.53	R-1	Low Density Residential	8	5	243	Above-Moderate	No	None	Yes	Active Ag Use (Underutilized)
80	59-030-011	7.83	R-1	Low Density Residential	8	5	39	Above-Moderate	Yes	None	Yes	Vacant
81	59-030-009	14.48	R-1	Low Density Residential	8	5	72	Above-Moderate	No	None	Yes	Vacant
82	59-030-018	1.21	R-1	Low Density Residential	8	5	6	Above-Moderate	Yes	None	Yes	Vacant
Butte Vista Neighborhood Plan Subtotal		72.05					360					
Harter Specific Plan												
83	62-310-012	5.38	C-3	Regional Commercial	36	14	75	Very Low/Low	No	None	Yes	Vacant
84	62-310-009	1.59	C-1	Neighborhood Commercial	36	14	22	Very Low/Low	No	None	Yes	Vacant
85	62-310-011	14.49	R-1	Low Density Residential	8	5	72	Above-Moderate	No	None	Yes	Vacant
86	62-310-004	21.78	R-3	Low Density Residential	8	5	109	Above-Moderate	No	None	Yes	Vacant
Harter Specific Plan Subtotal		43.24					278					
El Margarita Master Plan												
87	63-010-137	16.26	R-3	Medium/ Low Density Residential	14	5.5	89	Moderate	No	None	Yes	Active Ag Use (Underutilized)
88	63-040-022	15.06	R-2	Medium/ Low Density Residential	14	5.5	83	Moderate	No	None	Yes	Active Ag Use (Underutilized)
89	63-040-010	62.08	R-1	Low Density Residential	8	2.5	155	Above-Moderate	Yes	None	Yes	Active Ag Use (Underutilized)
90	63-040-011	9.92	R-1	Low Density Residential	8	2.5	25	Above-Moderate	Yes	None	Yes	Active Ag Use (Underutilized)
91	63-040-008	9.00	R-1	Low Density Residential	8	2.5	23	Above-Moderate	Yes	None	Yes	Active Ag Use (Underutilized)
92	63-010-104	9.64	R-1	Low Density Residential	8	2.5	24	Above-Moderate	No	None	Yes	Active Ag Use (Underutilized)

<i>Site #</i>	<i>APN</i>	<i>Acres</i>	<i>Zoning</i>	<i>Land Use Designation</i>	<i>Maximum Density</i>	<i>Realistic Units per Acre*</i>	<i>Realistic Units</i>	<i>Income Level</i>	<i>In 5th Cycle?</i>	<i>Hazards</i>	<i>Water, sewer and dry utilities available?</i>	<i>Notes</i>
93	63-040-019	8.17	R-1	Low Density Residential	8	2.5	20	Above-Moderate	Yes	None	Yes	Vacant
94	63-040-016	13.69	R-1	Low Density Residential	8	2.5	34	Above-Moderate	Yes	None	Yes	Vacant
95	63-040-003	30.00	R-1	Low Density Residential	8	2.5	75	Above-Moderate	Yes	None	Yes	Vacant
96	63-040-004	5.04	R-1	Low Density Residential	8	2.5	12	Above-Moderate	Yes	None	Yes	Vacant
97	63-040-024	18.95	R-1	Low Density Residential	8	2.5	48	Above-Moderate	No	None	Yes	Vacant
El Margarita Master Plan Subtotal		197.8					588					
Specific/Master Plan Total		313.1					1,226					

Note:

*Assumes 70% capacity on higher-density sites with residential land use designation, 80% capacity on medium-density sites with residential land use designation, 60% capacity on lower-density sites with residential designation, and 39% capacity on sites with commercial land use designation. Realistic capacity in the El Margarita Master Plan area is reduced to align with the anticipated build out during the planning period; while the full buildout of the plan area has a horizon of 20 years.

El Margarita Master Plan

An administrative draft of the El Margarita Master Plan was published in March 2017. Much of the plan area is designated for low-density residential, with some sections in the plan area, particularly concentrated in the northeast section of the plan area, designated for medium- and higher-density residential uses.

The Master Plan's anticipated build out period is from 2018 to 2038. Of the 1,177 units that this Master Plan can accommodate over these 20 years, it is anticipated that half (588) will be developed during the 2021-2029 Housing Element planning period. Of these 588 units, 172 are expected to develop at densities affordable to moderate-income households, and 416 are expected to develop at densities affordable for above moderate-income households. These sites are available and adequately zoned. The expected timeline for development depends on receiving a proposal from a developer. A small portion of the plan area has not yet been annexed into the City, but annexation is not required to accommodate these units. These units can all be accommodated on land currently within city limits.

Yuba Crossing Mixed-Use Plan

The New Faze Development of the Yuba Crossing Mixed-Use Plan was presented to the City's Planning Commission in May 2017. At full build-out, the development is expected to include a mix of zero lot-line single-family homes, live-work units, and mid-rise buildings containing apartments located above commercial space. It is estimated that 80 percent of the original planned residential capacity is available for residential development during the planning period. Although this capacity is not counted towards the City's RHNA, it represents additional development potential.

Butte Vista Neighborhood Plan

The Butte Vista Neighborhood Plan was approved by the City Council in 1999 and amended in 2002 to remove a planned middle school from the site. The plan area is located at the southwest corner of Pease Road and State Route 99. Sections of the plan surrounding Stabler Lane have already been constructed, but land between Stabler Lane and State Route 99 remains vacant. Within the planning period, 360 units of above-moderate housing can be accommodated in the Butte Vista Neighborhood Plan, based on the current zoning and land use designations of the parcels in the plan.

Additional Plan Areas Not Yet Annexed

Two additional plan areas have not yet been annexed into Yuba City, and may provide additional housing capacity in the future if the annexation process moves forward. A Local Agency Formation Corporation (LAFCO) application for annexation has been submitted for the Bogue Stewart Master Plan to be reviewed in July 2021, and so will be counted toward the RHNA for this cycle. The Lincoln East Specific Plan has not been annexed yet, so is not being included as part of the City's sites inventory.

Bogue Stewart Master Plan

The Bogue Stewart Master Plan was adopted in 2019. The plan area is just outside the southeast edge of the city limit within the City's sphere of influence and is divided into three phases. The majority of Phases 1 and 3 are residential, with some retail activity on the northern edge. Phase 2 is planned to have a large employment center and an elementary school. It is expected that the first phase, Newkom Ranch, could develop within the eight-year planning period. The annexation of the first phase of land into the City limits was approved in July 2021, including approved rezoning. Of the 166.5 acres of land being annexed for this phase, approximately 104 acres will be used for residential uses. As is shown in Table 5-7C, it is expected that this residential area will accommodate 216 units at densities affordable to lower-income households and 427 units of above-moderate income households.

Table 5-7C: Bogue Stewart Master Plan: Phase 1, Newkom Ranch

<i>Site #</i>	<i>Current APN</i>	<i>Current Address</i>	<i>Acres</i>				
98	23-040-064	0 Stewart Rd	20.7				
	23-040-004	0 Hwy 99	28.5				
	23-040-062	0 Hwy 99	27.7				
	23-040-001	0 Bogue Rd	27.4				
	23-380-007	0 Railroad Ave	5				
	23-040-005	0 Hwy 99	57.2				
Total			166.5				
<i>Residential Land Use Type</i>		<i>Proposed Zoning</i>	<i>Maximum Density</i>	<i>Realistic Capacity</i>	<i>Acres</i>	<i>Total Units</i>	<i>Affordability</i>
Medium/ High Density Residential		R-3	36	24	9	216	Very Low/Low
Low-Density Residential		R-1	8	4.5	95	427	Above-Moderate
Total					104	643	

Note: Because parcel lines will be re-drawn as part of the Bogue Stewart Master Plan annexation and rezoning, a direct correlation between current APNs and future parcel numbers is not available. Rezone will also include commercial, office, and parks land.

Lincoln East Specific Plan

The City pursued the annexation of the LESP during the 4th Housing Element cycle planning period; however, the land has not yet been annexed into Yuba City. The City adopted the Specific Plan, Public Facilities Financing Plan, and Environmental Impact Report in 2009. Approximately 50 acres are zoned for high-density multifamily residential use at a density range of 12 to 36 units per acre and an assumed average density of 24 units per acre. The LESP includes a minimum 10-percent affordable housing goal and allows owner-occupied and multifamily rental residential uses by right, without discretionary approval. The City worked with the primary applicant/property owner in the area on the annexation application; however, the process was suspended when the downturn in the housing market and the associated difficulty in obtaining financing led the primary applicant to end their participation in the annexation process. Due to these circumstances beyond the City's control, annexation did not occur, and development agreements were not put in place during the 4th or 5th Housing Element planning period. As of March 31, 2021, an annexation request in the LESP area is pending. Known as the Bains Annexation request, it includes five parcels and approximately 217 acres within the City's sphere of influence. It is anticipated that development will include single-family homes and a neighborhood park. Multi-family housing is also a potential outcome.

Rezone

As shown in Table 5-2, the City is able to accommodate most of its lower-income RHNA with approved projects, anticipated ADUs and the vacant and utilized land inventory. To accommodate the remaining shortfall of 208 lower-income units, the City will redesignate/rezone approximately 10 acres to medium/high density residential land use and R-3 zone to allow for a density of at least 20 units per acre (Program H-C-7). These sites are described in Table 5-8 and shown on Figure 5-4. None of these sites are also in the vacant and utilized land inventory. However, in studying candidate sites to redesignate/rezone, the City may decide to redesignate/rezone one or more sites in the vacant and utilized land inventory to

increase the City's capacity for high-density multifamily development, while remaining compliant with No Net Loss requirements.

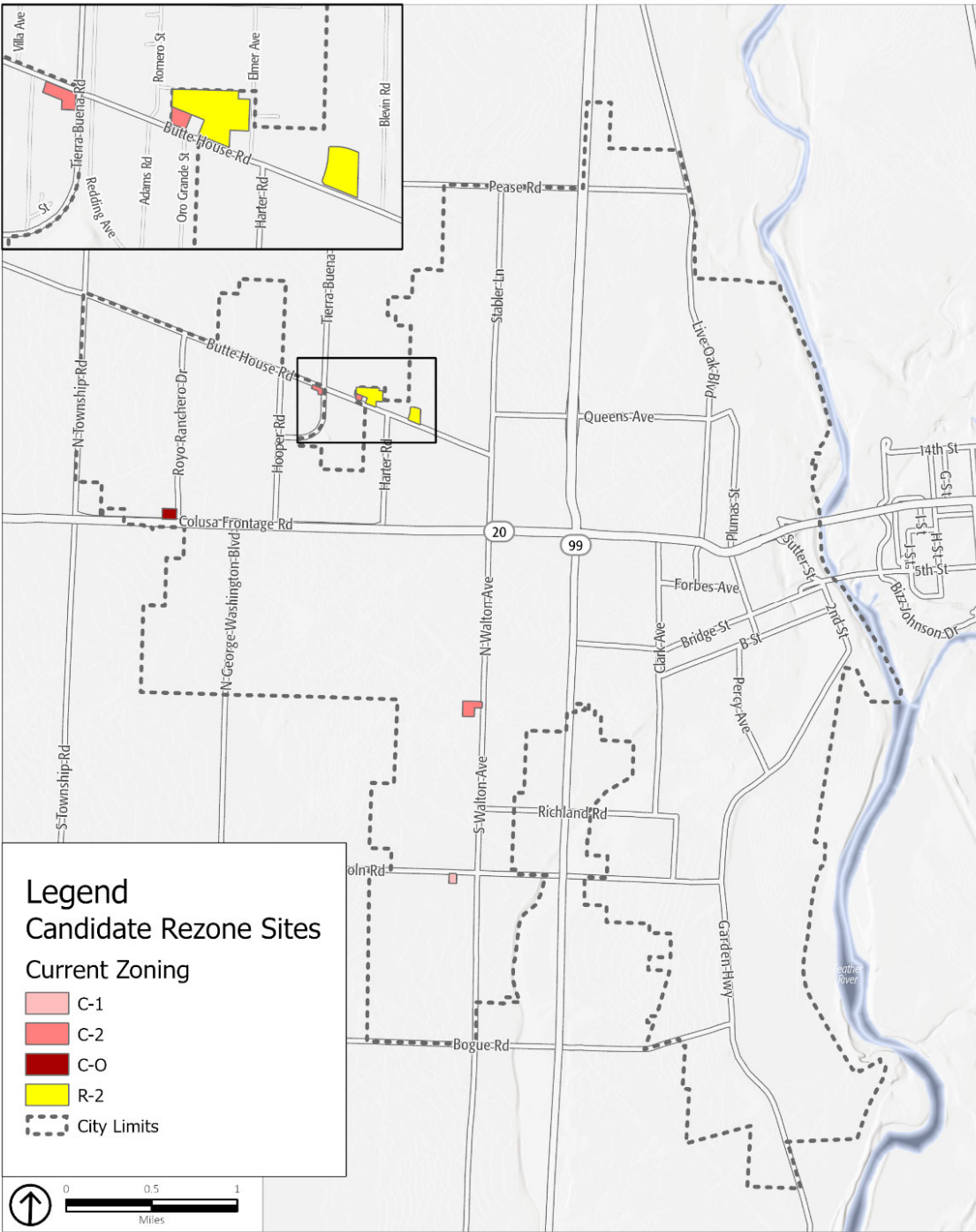
Per State law, the City must redesignate/rezone land to Medium/High Density Residential - R-3 that allows a minimum density of 20 units per acre. At a minimum density of 20 units per acre, the City is obligated to redesignate/rezone at least 10.4 acres. The City's Medium/High Density Residential designation and R-3 zone allow for a maximum density of 36 units per acre. Assuming a more conservative realistic density capacity of 25 units per acre, the redesignated/rezoned 10.4 acres could accommodate 260 units, which is more than the shortfall of 208). The rezoned sites must allow projects with at least 20 percent affordable housing by-right, and at least 50 percent of the lower-income RHNA shortfall must be accommodated on parcels designated exclusively for residential uses. The rezoned sites must be able to accommodate a minimum of 16 units per site. Program H-C-7 describes the City's rezone program. The City will emphasize redesignating sites in high resource areas, as defined by the TCAC/HCD Opportunity Areas map and on sites that are 0.5 to 10 acres in size.

The City's obligation is to rezone sites to accommodate the unmet need of 208 lower-income units. However, the City is also obligated to maintain adequate sites throughout the RHNA projection period through a provision in State law called "no net loss." If sites that are identified in the inventory as meeting the lower-income RHNA get built with market rate development, those sites are essentially lost from the lower-income sites inventory. State law mandates that the City identify a replacement site within 180 days. HCD recommends identifying additional capacity of 15-30 percent beyond the lower-income RHNA in order to create a buffer to deal with no-net-loss requirements. In studying the housing opportunity sites to rezone, the City may decide to rezone additional sites beyond those needed to meet the RHNA in order to provide a buffer of lower-income sites in the event that sites are lost from the lower-income sites inventory.

The City has identified 7 candidate rezone sites, totaling 24.76 acres. The candidate rezone sites are shown on Figure 5-4. The City will also consider rezoning sites included in the moderate and above moderate vacant and underutilized inventories. The candidate rezone sites will be studied further by the City to consider development feasibility, infrastructure capacity, and proximity to services. Specific sites will be rezoned prior to May 15, 2022 to ensure the City meets the RHNA and the Housing Element remains in compliance with State law. Through this process the City may identify additional sites, not identified in this element.

Table 5-8: Candidate Sites for Rezoning

<i>APN</i>	<i>Acreage</i>	<i>Current Zoning</i>	<i>Proposed Zoning</i>	<i>Current Land Use Designation</i>	<i>Proposed Land Use Designation</i>	<i>Proposed Maximum Density</i>	<i>Proposed Realistic Density</i>	<i>Realistic Units with Proposed Rezone</i>	<i>Current Land Use</i>
59-530-034	3.98	R-2	R-3	Medium/Low Density Residential	Medium/High Density Residential	36	25	100	Vacant
17-114-034	7.88	R-2	R-3	Medium/Low Density Residential	Medium/High Density Residential	36	25	197	Vacant
17-114-033	0.76	C-2	R-3	Community Commercial	Medium/High Density Residential	36	25	19	Vacant
62-042-003	1.25	C-2	R-3	Community Commercial	Medium/High Density Residential	36	25	31	Vacant
62-020-076	3.44	C-O	R-3	Office & Office Park	Medium/High Density Residential	36	25	86	Vacant
57-150-117	5.82	C-2	R-3	Community Commercial	Medium/High Density Residential	36	25	146	Vacant
56-320-048	1.63	C-1	R-3	Neighborhood Commercial	Medium/High Density Residential	36	25	41	Vacant
Total	24.76							620	



Source: City of Yuba City, 2021

Candidate Rezone Sites with Zoning Designation

6 Housing Constraints

This section describes the potential constraints applied by local, state, and federal governments, the private market, and the natural environment to the expansion of the city's housing supply.

Governmental Constraints

Governmental constraints include the regulatory functions that are basic to the role of local government; however, there is much debate about whether these regulations discourage the availability of housing to people of all income levels. Several state and federal housing programs provide financial assistance to very low-, low-, and moderate-income households for monthly housing costs, rehabilitation, and down payment assistance. Development standards are available online through the City's online code of ordinances. Design guidelines, including for each specific and master plan are also available on the City's website.

Land Use Regulations

The land use categories of the City's 2004 General Plan, and resultant residential zoning districts, provide for residential growth at various density levels:

Low-Density Residential. Single-family, duplex, mobile-home parks, and low-density cluster housing at two to eight dwelling units per gross acre; intended to provide a spacious, open neighborhood. An average density of 4.25 units per acre is used for build-out projections.

Low- to Medium-Density Residential. Residential development at 6 to 14 units per acre; provides for a mix of single-family housing on lots ranging in size from 2,500 to 6,000 square feet, with duplexes, single-family homes with second units over a garage, attached single-family homes, and mobile home parks. An average density of nine units per acre is used for build-out projections.

Medium- to High-Density Residential. Multifamily residential development at 12 to 36 units per acre; includes uses such as attached homes, two- to four-plexes, and apartment buildings. An average density of 24 units per acre is used for build-out projections.

Zoning requirements for setbacks, lot coverage, and parking are not perceived as a particular constraint to housing development in Yuba City. A summary of Yuba City's residential development standards and zoning for all types of housing is shown in Tables 6-1 and 6-2. Requests for development at lower than the permitted density is not permitted without a General Plan Amendment, rezoning or approval of a variance and California Environmental Quality Act (CEQA) review, as appropriate for the situation. However, these requests are uncommon. The City has not approved the development of single-family homes in higher density areas.

Specific and Master Plans

The City has several Specific and Master Plans where residential uses are allowed:

- Central City Specific Plan
- Harter Specific Plan
- El Margarita Master Plan
- Yuba Crossing Mixed-Use Plan

- Butte Vista Neighborhood Plan
- Bogue Stewart Master Plan

Plan areas span multiple, underlying zoning districts. Figure 5-3 shows their location and Tables 6-3 through 6-6 present their standards for residential development.

Central City Specific Plan (CCSP). Generally, the Specific Plan area has allowed development at a higher intensity than the rest of the city. Densities ranging from 12 to 45 units per acre are allowed in the CCSP area. In the storefront commercial subarea, densities of 30 units per acre are allowed. In the residential subarea, densities of up to 45 units per acre are allowed.

Harter Specific Plan. Residential densities ranging from 4 to 20 units per acre are allowed in the Harter Specific Plan area.

El Margarita Master Plan. Residential densities between 4.25 and 20 dwelling units per acre are currently allowed in the El Margarita Master Plan area, consistent with the underlying General Plan land uses. The plan does not propose increased densities as compared to the underlying land use designation.

Yuba Crossing Mixed-Use Plan. Residential densities within the Yuba Crossing Mixed-Use Plan are consistent with the General Plan, though as part of the project, approximately 5.9 acres of Community Commercial-designated land were changed to Low-Density Residential designation to permit single-family home development.

Butte Vista Neighborhood Plan. Development standards within the Butte Vista Neighborhood Plan are the same as those within the zoning code.

Bogue Stewart Master Plan. Residential densities within the Bogue Stewart Master Plan currently allow 2.0 – 8.0 dwelling units/gross acre for low-density residential, 6.0 – 14.0 dwelling units/gross acre for medium-density residential, and 12.0 – 36.0 dwelling units/gross acre for high-density residential.

PD Planned Development District

Article 27 of the City’s zoning code establishes the Planned Development District (PD). Its purpose is to provide opportunities for creative and more efficient approaches to the use of land through lot design, use of open space, mixture of land usage and/or densities, adjustment of setbacks, or other means to create a better environment. The PD zone allows any use or combination of uses (including those listed in Table 6-1), which are arranged and designed in such a manner as to result in a development that is internally compatible, compatible with neighboring uses, and consistent with the General Plan. Similarly, in a PD, development standards, such as those described in Table 6-2, are tailored to the overall design of the project and must be internally compatible, compatible with neighboring uses, and consistent with the General Plan.

Zoning and Development Standards

Yuba City has 10 zones where residential uses are allowed:

R-1 Single-Family. The purpose of the R-1 zone is to provide areas for the low-density residential neighborhoods that have adequate services and amenities that will support a desirable and stable living environment. The R-1 District is consistent with the Low-Density Residential General Plan designation.

R-2 Two-Family. The purpose of the R-2 zone is to provide housing in a similar atmosphere as in the R-1 District but that also provides for the lowest density of attached residences. This district is consistent with the Low-Density Residential and Medium-Density Residential General Plan designations.

R-3 Multifamily. The purpose of the R-3 zone is to provide for the highest-density residential uses in appropriate locations, with a level of standards conducive to establishment of a suitable living environment to those living in multiple-family residences. The R-3 district is consistent with the Medium-Density Residential and High-Density Residential General Plan designations.

C-1 Neighborhood Convenience Commercial, C-2 Community Commercial, C-3 General Commercial, and C-M Heavy Commercial. Within Commercial zones, residences are permitted in conjunction with a bona fide business or on upper floors of the same building. If the building is single story, then the square footage of the residence shall not exceed the square footage of the building designated as part of the business. The C-1 District is consistent with the Neighborhood Commercial General Plan designation, and the C-2, C-3, and C-M Districts are consistent with the Community Commercial and Regional Commercial General Plan designations.

M-1 Light Industrial and M-2 Industrial. Within the Industrial zones, most residential uses are not permitted. However, emergency shelters are permitted in the M-2 zone and caretaker quarters are permitted in both industrial zones. These zoning designations are consistent with the Light Industrial and Industrial General Plan designations.

C-O Office Commercial. Within the Office Commercial Zone, single-family and multifamily housing is permitted with a use permit, as are rotating cold-weather church shelters. The C-O district is consistent with the Community Commercial, Regional Commercial, and Office and Office Park General Plan Designations.

Table 6-1: Zoning for Residential Uses

<i>Residential Use</i>	<i>Residential Zones</i>		
	<i>R-1 Single-Family</i>	<i>R-2 Two-Family</i>	<i>R-3 Multifamily</i>
Single-Family Dwelling	P	P	P
Room and Boarding House	--	--	U
Two-Family	--	P	P
Multifamily Dwelling	--	--	P
Townhouses	--	--	P
Second Family Residence (Accessory Dwelling Unit) ⁴	P	P	--
Factory Built ⁴	ZC	P	P
Mobile Homes ^{1, 4}	ZC	P	P
Mobile Home Parks	U	U	U
Residential Care Facility, Small	P	P	P
Residential Care Facility, Large ⁴	U	U	P
Senior Congregate Care Facility	--	--	P
Family Day Care Homes, Small	P	P	P
Family Day Care Homes, Large	P	P	P
Employee Housing ⁴	--	--	--
Group Residences	--	--	P

Residential Zones							
Residential Use	R-1 Single-Family	R-2 Two-Family	R-3 Multifamily				
Single-Room Occupancy Housing (SRO)	--	--	--				
Caretaker/Watchman	--	--	--				
Transitional Housing ⁴	--	--	U				
Supportive Housing ⁴	--	--	--				
Rotating Church Cold-weather Shelter	ZC	ZC	ZC				
Low-Barrier Navigation Center ⁴	--	--	--				
Emergency Shelters	--	--	U				
Commercial and Industrial Zones							
	C-1	C-2	C-3	C-M	M-1	M-2	C-O
Single-Family Dwelling	U ²	ZC ²	ZC ²	--	--	--	U ²
Room and Boarding House	--	--	--	--	--	--	--
Two Family	--	--	--	--	--	--	--
Multifamily Dwelling	U ^{2,5}	ZC ²	ZC ²	--	--	--	U ^{2,5}
Second Family Residence (Accessory Dwelling Unit) ⁴	--	--	--	--	--	--	--
Factory Built ⁴	--	--	--	--	--	--	--
Mobile Homes ^{1, 4}	--	--	--	--	--	--	--
Mobile Home Parks	--	--	--	--	--	--	--
Residential Care Facility, Small	--	--	--	--	--	--	--
Residential Care Facility, Large	--	--	--	--	--	--	--
Senior Congregate Care Facility	--	--	--	--	--	--	--
Family Day Care Homes, Small	--	--	--	--	--	--	--
Family Day Care Homes, Large	--	--	--	--	--	--	--
Employee Housing	--	--	--	--	--	--	--
Single-Room Occupancy Housing (SRO)	--	--	--	--	--	--	--
Caretaker/Watchman	P ³	P ³	P ³	P ³	P ³	P ³	--
Rotating Church Cold-weather Shelter	U	ZC	U	--	--	--	U
Transitional Housing ⁴	--	--	--	--	--	--	--
Supportive Housing ⁴	--	--	--	--	--	--	--
Low-Barrier Navigation Center ⁴	--	--	--	--	--	--	--
Emergency Shelters	--	--	--	--	--	P	--

P=Permitted Use U=Use Permit Required -- Use Not Permitted ZC=Zoning Clearance
C-1= Neighborhood Commercial C-2=Community Commercial C-3=General Commercial
C-M=Heavy Commercial/Industrial M-1=Light Industrial M-2=Industrial C-O=Office Commercial

Notes:

¹ Mobile homes on a permanent foundation may be placed upon any lot as a one-family residence within any residential district that allows one- or two-family residences as a permitted use, provided the mobile home meets the required standards.

² Residences are permitted in the C Districts in conjunction with a bona fide business or on upper floors of the same building. If the building is single story, then the square footage of the residence shall not exceed the square footage of the building designated as part of the business. (Municipal Code Section 8-5.1102. – Uses).

³ Provided it is part of a bona fide commercial use and not a separate rental unit.

⁴ Program H-D-3 is included to bring uses into compliance with state laws.

⁵ Program H-C-5 is included to commit the City to removing the Use Permit for multifamily development in the C-1 and C-O zones.

Source: City of Yuba City Development Services Department, Zoning Regulations, 2021.

Table 6-2: Property Development Regulations

	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>C-O</i>
Minimum Lot Size (square feet [sf])	5,000 interior lot 6,000 corner lot	Two-family: 6,000 interior lot 7,000 corner lot One-family: 3,500 interior lot 4,500 corner lot	Two-family: 10,000	5,000	5,000	5,000	6,000
Density ³	LDR: 2-8 units per acre	LDR: 2-8 units per acre L/MDR: 6-14 units per acre	L/MDR: 6-14 units per acre. M/HDR: 12-36 units per acre. MDR: 1 unit/1,500 sf lot area HDR: 1 unit/1,000 sf lot area	--	--	--	--
Minimum Lot Width (ft)	50 (40 on cul-de-sacs if back of front yard measures 50)	60 (50 on cul-de-sacs if back of front yard measures 60)	100 (80 on cul-de-sacs if back of front yard measures 100)	--	--	--	--
Maximum Lot Coverage	40% for two-story residences 45% for single-story residences	Two-family: 40% for two-story residences One-family: 45% for single-story residences	60% structures	--	--	--	--
Minimum Yards (ft):							
Front	15	15	15	10	10	10	10
Side	5 interior side 10 street side	5 interior side 10 street side	5 interior side 15 street side	Street Side – 10 Interior Side – None ¹	Street Side – 10 Interior Side – None ¹	Street Side – 10 Interior Side – None ¹	Street Side – 10 Interior Side – None ¹

	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>C-O</i>
Rear	25 feet or 20% of total lot depth (whichever is less)	25 feet or 20% of total lot depth (whichever is less)	10	None ²	None ²	None ²	None ²
Maximum Height (ft)	2 stories, not to exceed 35 feet	3 stories, not to exceed 35 feet	4 stories, not to exceed 48 feet, depending on adjacent zoning. 20 for accessory buildings	2 stories, not to exceed 30 feet	4 stories, not to exceed 52 feet	4 stories, not to exceed 52 feet	4 stories, not to exceed 52 feet

Notes:

¹ Except when abutting a residential district, then 15 feet.

² Except when abutting a residential district or for a through lot where neighboring uses have front yards, then 15 feet.

³ Density designations are based on minimum and maximum density as identified corresponding land use categories in the General Plan Land Use Element.

Source: City of Yuba City Development Services Department, Zoning Regulations, 2021.

Parking Requirements:

- In all zones:
 - **One-Family:** Two spaces per unit
 - **Second-Family Residence:** One space for one bedroom or for second family residences with at least one resident over 62 years of age, two spaces for two bedrooms
 - **Two-Family:** Two spaces per unit
 - **Mobile Home Park:** Two spaces for each unit. Parking may be in tandem. One additional space for each five units for guest parking.
 - **Multifamily:** One space per studio or 1-bedroom unit, 1.5 spaces per 2-bedroom unit, 2 spaces per 3-or-more-bedroom unit. One guest space for each 10 units.
 - **Senior Citizen Housing Project:** 0.6 of a space per dwelling unit for projects restricted to tenants who are either 62 years of age or older or are handicapped. Senior citizen congregate care facility parking requirements may be adjusted on an individual project basis, subject to a parking study.
 - **Rooming House, Boarding House, Bed and Breakfast:** Two spaces, plus one space for each room for rent.
- In commercial zones:
 - Requirements listed above.
 - On-street parking adjacent to commercial and industrial properties may be counted toward the amount of required on-site parking.

Table 6-3: Property Development Regulations: Central City Specific Plan

	<i>Storefront Commercial</i>	<i>Residential Areas</i>
Minimum Lot Size	--	0.5 acres
Density (units per acre)	30	Single Family: 12 to 45 Multi-Family: 20 to 45
Minimum Lot Width (ft)	--	--
Maximum Lot Coverage	--	--
Minimum Yards (ft):		
Front - Maximum	0 ¹	20 ⁴
Front - Minimum	--	12
Side	0 ²	5 ⁵
Rear	25	5
Minimum Height (ft)	20	--
Maximum Height (ft)	3 stories and 42 feet ³	3 stories and 36 feet ⁶
Parking	2 spaces per unit, 1 space for studio unit	2 spaces per 2-bedroom unit or more, 1 space for 1 bedroom or studio units

Notes:

¹ Mid-block buildings between existing adjacent structures shall be no closer to the street than the adjacent building closest to the street, and no farther than the adjacent building farthest back from the street. Corner buildings shall be built to both right-of-way lines in order to frame the intersection with several exceptions detailed in the Central City Specific Plan Chapter VIII. Standards & Guidelines-Storefront Commercial Areas, p. 90.

² New buildings may be built to both side property lines and must be built to at least one side property line. Should a side of the building be set back from a property line, at least four feet shall be provided for an access passage. Minimum 25 when adjacent to residential.

³ To encourage roof profile variation, sloping roofs may exceed the height limit by one floor or 10 feet, for a maximum overall building height of 52 feet (for four stories).

⁴ Between adjacent buildings setback shall be no closer to the street than the adjacent building closer to the street, and no farther than the adjacent building farthest from the street. Open porches may extend a maximum of three feet into the setback.

⁵ Exceptions are detailed in the Central City Specific Plan Chapter VIII. Standards & Guidelines-Residential Areas, p. 123.

⁶ Exceptions to maximum height are detailed in the Central City Specific Plan Chapter VIII. Standards & Guidelines-Residential Areas, p. 119.

Source: City of Yuba City Development Services Department, Central City Specific Plan and Revitalization Strategy, 1992

Table 6-4: Property Development Regulations: Harter Specific Plan

	<i>Residential Areas</i>
Minimum Lot Size	4,500 square feet, 5,000 corner lots
Permitted Density (units per acre)	2-36
Minimum Lot Width (ft)	45 feet
Maximum Lot Coverage	--
Minimum Setbacks (ft):	
Front	12.5 feet
Side	--
Rear	--
Minimum Height (ft)	--
Maximum Height (ft)	--
Parking	--

Source: City of Yuba City Development Services Department, Harter Specific Plan, 2002

Table 6-5: Property Development Regulations: El Margarita Master Plan

	<i>Residential Areas</i>
Minimum Lot Size	--
Permitted Density (units per acre)	2-36
Minimum Lot Width (ft)	75 feet
Maximum Lot Coverage	--
Minimum Setbacks (ft):	
Front	25 feet
Side	--
Rear	--
Minimum Height (ft)	--
Maximum Height (ft)	--
Parking	--

Source: City of Yuba City Development Services Department, El Margarita Master Plan, 2018

Table 6-6: Property Development Regulations: El Yuba Crossing Mixed Use Plan

	<i>Residential Areas</i>
Minimum Lot Size	2,300 – 3,400 sf
Density (units per acre)	2-8 (single-family) 12-36 (live-work, apartments)
Minimum Lot Width (ft)	--
Maximum Lot Coverage	--
Minimum Setbacks (ft):	
Front	14 – 18 feet
Side	--
Rear	5 – 15 feet
Minimum Height (ft)	24.5 feet (2-story) 36 feet (3-story)
Maximum Height (ft)	27 feet (2-story) 41.25 feet (3-story)
Parking	2 spaces per unit, tandem (single-family) 2 spaces (live-work) 1 per unit + 1/10 guest (multi-family)

Source: City of Yuba City Development Services Department, Yuba Crossing Mixed Use Plan, 2017

Development standards for the Butte Vista Neighborhood plan are per the zoning code.

Table 6-6A: Property Development Regulations: Bogue Stewart Master Plan

	<i>Residential Areas</i>
Minimum Lot Size	4,000 sf (low-density residential)
	2,000 sf (medium-density residential)
	N/A (high-density residential)
Density (units per gross acre)	2-8 (low-density residential)
	6-14 (medium-density residential)
	12-36 (high density residential)
Minimum Lot Width (ft)	Interior Lot: 40 ft min (low-density residential, lots <4,999 sf) Corner Lot: 44 ft min (low-density residential, lots <4,999 sf) Interior Lot: 50 ft min (low-density residential, lots >5,000 sf) Corner Lot: 55 ft min (low-density residential, lots >5,000 sf)
	Interior Lot: 40 ft min (medium-density residential, lots <2,999 sf) Corner Lot: 44 ft min (medium-density residential, lots <2,999 sf) Interior Lot: 50 ft min (medium-density residential, lots >3,000 sf) Corner Lot: 55 ft min (medium-density residential, lots >3,000 sf)
	N/A (high-density residential)
Maximum Lot Coverage	40% for two-story (low-density residential, lots <4,999 sf) 60% for one-story (low-density residential, lots <4,999 sf) 40% for two-story (low-density residential, lots >5,000 sf) 45% for one-story (low-density residential, lots >5,000 sf)
	N/A (medium-density residential)
	N/A (high-density residential)
Minimum Setbacks ^{1,2,3} (ft):	
Front	Main Building: 15 ft (low-density residential, lots <4,999 sf) Porch/courtyard ⁴ : 10 ft (low-density residential, lots <4,999 sf) Attached Garage: 20 ft (low-density residential, lots <4,999 sf) Detached Garage: 25 ft (low-density residential, lots <4,999 sf) Main Building: 20 ft (low-density residential, lots >5,000 sf) Porch/courtyard ⁴ : 12 ft (low-density residential, lots >5,000 sf) Attached Garage: 20 ft (low-density residential, lots >5,000 sf) Detached Garage: 25 ft (low-density residential, lots >5,000 sf)
	Main Building: 12 ft (medium-density residential, lots <2,999 sf) Porch/courtyard ⁴ : 10 ft (medium-density residential, lots <2,999 sf) Attached Garage: 20 ft (medium-density residential, lots <2,999 sf) Detached Garage: 20 ft (medium-density residential, lots <2,999 sf) Main Building: 15 ft (medium-density residential, lots >3,000 sf) Porch/courtyard ⁴ : 10 ft (medium-density residential, lots >3,000 sf) Attached Garage: 20 ft (medium-density residential, lots >3,000 sf) Detached Garage: 25 ft (medium-density residential, lots >3,000 sf)
	Main Building: 10 ft (high-density residential, townhome) Porch/courtyard ⁴ : 5 ft (high-density residential, townhome) Garage: 20 ft, if fronting on a public road (high-density residential, townhome) Main Building: 15 ft (high-density residential, multifamily complex) Porch/courtyard ⁴ : N/A (high-density residential, multifamily complex) Garage: N/A (high-density residential, multifamily complex)

Side	Interior: 5 ft (low-density residential) Street: 10 ft (low-density residential)
	Interior: 0-3 ft (medium-density residential, lots <2,999 sf) Corner ⁵ : 10 ft (medium-density residential, lots <2,999 sf) Interior: 0-5 ft (medium-density residential, lots >3,000 sf) Corner ⁵ : 10 ft (medium-density residential, lots >3,000 sf)
	Interior: 0-3 ft (high density residential, townhome) Corner: 10 ft (high-density residential, townhome) Interior: 10ft between buildings per story (high-density residential, multifamily complex) Corner: 10 ft (high density residential, multifamily complex)
Rear	Main Building: 10 ft (low-density residential, lots <4,999 sf) Main Building: 15 ft (low-density residential, lots >5,000 sf) Alley-loaded Garage: 4 ft (low-density residential) Detached Garage: 10 ft (low-density residential) Accessory building: refer to Yuba City Zoning Code
	Main Building: 5 ft (medium-density residential, lots <2,999 sf) Main Building: 10 ft (medium-density residential, lots >3,000 sf) Alley-loaded Garage: 4 ft (medium-density residential) Detached Garage: 5 ft (medium-density residential) Accessory Building: 5 ft for single story (medium-density residential)
	Main Building: 10 ft (high-density residential) Accessory Building: 4 ft (high-density residential) Alley-loaded Garage: 4 ft (high-density residential)
Maximum Height ⁶ (ft)	35 feet, not to exceed 2 stories (low-density residential)
	45 feet, not to exceed 3 stories (medium-density residential)
	48 ft. max, not to exceed four stories (high-density residential)
Parking	2 spaces per unit, garage may be tandem (low-density residential)
	Attached units: 2 spaces per unit, garage may be tandem (medium density residential) Detached units: Refer to Yuba City Zoning Code
	Refer to the Yuba City Zoning Code

Notes:

¹ Low-density Residential: *Front yard is defined as the primary street frontage.

*Front and street side setbacks measured from back of walk

*No interior side yard setbacks required for attached units.

*All building setbacks measured from the finished outside building edge (not the studs).

*Setbacks along Stewart Road (areas adjacent to Urban Edge only) and South Walton Avenue differ from the above. Refer to the Edge Treatments guidelines of this section for details.

*Development standards for reverse corner lots, key lots, and other unique lot configurations will be addressed during the subdivision map review process

² Medium-density Residential: *Front yard is defined as the primary street frontage

*Front and street side setbacks measured from back of walk

*No interior side yard setbacks required for attached units.

*All building setbacks measured from the finished outside building edge (not the studs).

³ High-density Residential: *Front yard is defined as the primary street frontage. *Front and street side setbacks measured from back of walk *All multi-family units to be alley/rear loaded. *No interior side yard setbacks for attached units. *All building setbacks measured from the finished outside building edge (not the studs)

⁴ Porches/Courtyards shall be a minimum of 6 ft deep by 8 ft wide. The setback to the porch/courtyard only applies to 60% of all residential dwelling units.

⁵ 20-ft minimum if corner side loading garage

⁶ Height exceptions permitted per the Yuba City Zoning Code

Source: City of Yuba City Development Services Department, Bogue Stewart Master Plan, 2019

Urban Growth Boundary

The City is subject to one of several urban growth boundaries that limits the areas of development across Sutter County. However, this is not considered a constraint to development, as the growth boundary is essentially consistent with the Sphere of Influence (SOI) boundary defined by the Sutter County Local Agency Formation Commission (LAFCO). Area within the SOI has the potential to be annexed into Yuba City as needed.

The City does not have an inclusionary housing ordinance, a short-term rental ordinance, or a moratorium on development.

Zoning for a Variety of Housing Types

State Housing Element law specifies that jurisdictions must identify adequate sites through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multiple-family housing, manufactured housing, mobile homes, emergency shelters, and transitional and supportive housing, among others.

Accessory Dwelling Unit

An accessory dwelling unit (ADU) is a separate dwelling unit that provides complete, independent living facilities for one or more persons on the same lot as a stand-alone single-family home or multifamily development, or within the walls of a proposed or existing single-family residence or multifamily development. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel. The City is currently working on a draft ADU ordinance.

State law requires that the City allow ADUs that are 16 feet in height or less to be approved by-right. Along with ADUs, junior accessory dwelling units (JADUs) are another type of dwelling unit that is allowed by state law. Until 2025, state law requires that the owner of the residence occupy either the JADU or the primary residence.

State law establishes criteria on sizes for both attached and detached ADUs that cities must allow, as follows:

- The minimum size for a detached or attached ADU is 220 square feet. However, cities may reduce the minimum size to encourage smaller ADUs.
- The maximum size for a detached or attached ADU must be at least 800 square feet, or 1,000 square feet if the unit provides more than one bedroom. State law allows cities to utilize a percentage (e.g., 50 percent) of the primary dwelling as a maximum unit size for attached or detached ADUs but only if it does not restrict an ADU's size to less than these standards. State law allows cities to increase the maximum size of a detached ADU to a maximum of 1,200 square feet.

Smaller ADUs or JADUs may also be permitted in addition to an ADU. JADUs are defined as ADUs not exceeding 500 square feet in living space built within the walls of an existing residential unit. JADUs must include a basic kitchen or kitchenette that may use small plug-in appliances, living area or bedroom, and an exterior entrance separate from the primary residence entrance, unless the JADU is in a multifamily residence. Pursuant to the provisions in Government Code Section 65852.2, some facilities may be shared with the primary residence.

AB 1866 (Chapter 1062, Statutes of 2002), also known as the “second unit law,” amended the California Government Code to facilitate the development of ADUs. In 2019, AB 881 and AB 68 were enacted as amendments to Government Code Section 65852.2, loosening many restrictions for landowners to build ADUs on their property. This new amendment now requires localities to allow ADUs ministerially, within 60 days, without discretionary review or hearings. This state law also supersedes local jurisdictions, even if the zoning code does not allow for ADUs or does not contain any provision regarding ADUs. State law stipulates that an application to permit the construction of an ADU using a ministerial review, which must apply predictable, objective, fixed, quantifiable, and clear standards. ADU permit applications must be reviewed ministerially pursuant to the provisions in Chapter 18.90 of the City’s Zoning Code (Title 18), unless provisions conflict with Section 65852.2 of the California Government Code.

AB 881 and AB 68, both passed in 2019, also enacted several new regulations for the operation and potential sale of ADUs. AB 881 prohibits owner-occupancy restrictions for ADUs, unless certain circumstances are present, and AB 68 removes certain governmental constraints to building ADUs. AB 68 also gives homeowners permission to build a JADU on their property, provided that certain conditions are met. The Government Code was amended so that effective 2020, ADUs must be allowed by-right in all zones that allow single-family dwellings and multiple-family dwelling. At present, second residences are only permitted in R-1 zones, and accessory buildings, including guest houses, are permitted in R-1 and R-2 zones. Program H-A-2 commits the City to amending the zoning code to comply with state law and allow ADUs (second family residences) ministerially in all zones where residential uses are allowed. Program H-A-2 will amend the City code to specify that both ADUs and JADUs are permitted in R-1, R-2, and R-3 zones. At least one ADU was built each year between 2014 and 2020, with two built in 2017. Amending this section of the zoning code may increase the demand for construction of ADUs and JADUs.

Mobile/Manufactured Homes and Parks

Mobile homes or manufactured housing offer an affordable housing option to many low- and moderate-income households. Per state law, mobile homes on permanent foundations may only be subject to the same restrictions and development standards that apply to other single-family dwellings in the same zones. At present, mobile homes on a permanent foundation may be placed upon any lot as a one-family residence within any residential district that allows one- or two-family residences as a permitted use, provided the mobile home meets the required standards. Mobile homes are currently permitted in the R-2 and R-3 zones, and a zoning clearance permit is required in R-1. Use permits are required for mobile home parks in R-1, R-2, and R-3. Two manufactured homes were built in the City between 2014 and 2020. Program H-D-3 is included to commit the City to allowing Mobile Homes and Factory Built homes as a principally permitted use in the R-1 zone.

Emergency Shelters

Currently, emergency shelters are allowed by-right in the M-2 zone. There are approximately 17 parcels totaling 95 acres of vacant sites in the M-2 zone. The parcels range from 0.1 acres to 48.8 acres and have an average size of 5.6 acres. The M-2 zone is in areas of the city close to transit, residential areas, and schools, grocery stores, and medical services.

Emergency shelters shall also meet the following standards, as detailed in Zoning Code Section 8.5-5111:

- An emergency shelter shall not be located within 250 feet of another emergency shelter.
- The emergency shelter shall be limited to a maximum of 25 beds. Given the number of existing available beds listed in Table 3-34, the limit of 25 beds per facility is not a constraint.

- Occupancy for any one individual in the emergency shelter shall be limited to six months.
- Off-street parking shall be provided at the ratio of one space per six beds, plus one space per manager or staff person on duty. Per Program H-D-3, the City will review and revise parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the M-1 zone to comply with Government Code Section 65583(a)(4).
- If the emergency shelter provides 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.
- Management Plan: Prior to commencing operation, the emergency shelter provider must have a written management plan that shall be approved by the Community Development Director. The management plan must include the following:
 - Provisions for staff training
 - Resident identification process
 - Neighborhood outreach
 - Policies regarding pets
 - Timing and placement of outdoor activities
 - Temporary storage of residents' belongings
 - Safety and security
 - Screening of residents to ensure compatibility with services provided at the facility
 - Description of training, counseling, and social service programs provided for residents, if applicable.

AB 101, Low-Barrier Navigation Centers (which are a type of emergency shelter), must be allowed by-right in all zones allowing mixed uses and all nonresidential zones allowing multifamily residential. Through Program H-D-3, the City will add low-barrier navigation centers as a permitted use in compliance with state law.

Transitional and Supportive Housing

State Housing Law requires that transitional and supportive housing be considered residential uses subject only to the same restrictions that apply to similar housing types in the same zone. Additionally, transitional and supportive housing must be permitted in non-residential zones that permit mixed-use housing. Transitional housing is currently permitted in the R-3 zone with a use permit, and supportive housing is not currently defined in the City code. Through Program H-D-3, the City will amend the zoning code to be compliant with these requirements.

Mixed-Use

Mixed residential and commercial uses are encouraged in an effort to provide housing in areas closer to jobs, to capitalize on infill housing opportunities, and to promote pedestrian-friendly development. Both single-family and multifamily dwellings are allowed with a zoning clearance (ministerial review) in the C-2 and C-3 zones, and with a use permit in the C-1 zone. Program H-C-5 commits the City to removing the Use Permit requirement on multifamily development in the C-1 and C-O zones. Residences are permitted in the C- Districts, in conjunction with a bona fide business or on upper floors of the same building. If the building is single story, then the square footage of the residence shall not exceed the

square footage of the building designated as part of the business. Program H-C-5 is included to explore the potential for expanding the allowable residential uses in the commercial zones.

Single-Room Occupancy Units

Housing elements must also identify zoning to encourage and facilitate single-room occupancy units (SROs). SROs can be an appropriate type of housing for extremely low-income persons. The City's Zoning Ordinance does not currently define SROs or permit their development in any zone. Through Program H-D-3, the City will amend the zoning code to allow SRO housing in order to facilitate the development of these unit types.

Employee and Farmworker Housing

California Health and Safety Code Sections 17021.5 and 17021.6 generally require agricultural employee housing to be permitted by-right, without a conditional use permit in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. While housing for night watchmen or caretakers is permitted in several industrial and commercial zones, the Zoning Ordinance does not define employee or farmworker housing or list this type of shelter as a permitted use in any zone. Through Program H-D-3, the City will amend the Zoning Code to comply with state housing law.

Reasonable Accommodation and Housing for Persons with Disabilities

Per California Senate Bill (SB) 520, this Housing Element must analyze potential and actual government constraints specifically on the development of housing for persons with disabilities. The Americans with Disabilities Act (ADA) is supported at the state and local level; the City of Yuba City follows state codes, which are more restrictive than federal codes.

Pursuant to complaint, housing units built after 1994—when the provisions of ADA were added to the California code—can be investigated by the City and required to make improvements meeting accessibility standards. Program H-D-3 commits the City to passing a reasonable accommodation ordinance to develop a procedure for requesting reasonable accommodation in the application of zoning laws and other land use regulations, policies, and procedures for persons with disabilities seeking equal access to housing. Provision of reasonable accommodation will be made separate from a variance or use permit. Once the City adopts the draft reasonable accommodation ordinance, the City will update the zoning and building code to include the new ordinance. The City will develop and formalize a process that a person with disabilities will need to go through to make a reasonable accommodation request to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Department of Housing and Community Development (HCD). This information will be available through postings and pamphlets at the City and on the City's website. The City's definition of family is already compliant with state law.

The two types of specialized residential uses most tailored to the needs of persons with disabilities are residential care facilities (multiple detached units on one site) and residential care homes (a residential unit employing caretakers for multiple residents). Residential care facilities are allowed by-right in R-3 zones. Care homes serving six or fewer residents are permitted by-right in all residential districts and in agricultural holding (AH) districts; residential care facilities serving 7 to 12 residents are permitted by-right in R-3 and AH districts and require a use permit in R-1 and R-2 districts. There are no proximity restrictions on the location of residential care homes. Program H-D-4 is included to address care homes.

A use permit for a residential care facility is processed in the same manner as any other use permit, with the same notification process. As previously mentioned, all use permit applications are subject to a public hearing conducted by the Planning Commission; all owners of property within 300 feet of the site are

notified of the hearing 10 days in advance, pursuant to California Government Code Section 65091(a)(3). The Commission's decision may be appealed to the City Council. In approving group residences and residential care homes, the City does not employ a particular set of approval conditions, regardless of whether on-site services are provided.

Per the building code, 20 percent of units in new elevator-equipped apartment buildings with five or more beds or units must be built adaptable for potential access for residents with disabilities; for non-elevator buildings, 20 percent of first-floor units must be adaptable. All apartment buildings must have an unobstructed path from the front door to a curbside public transit stop. By convention, accessibility improvements to existing buildings work from the outside inward, beginning with entry doors. Physical obstacles to building entrances in Yuba City tend to be minimal due to the flat topography of the area.

All parking facilities in the city are at full compliance with the California accessibility requirements. Residential parking standards for new residential uses are based on the type of dwelling unit. The zoning ordinance states that "handicapped parking and accessibility shall be provided in accordance with the standards established by the California State Handicapped Access Regulations."

Yuba City has adopted the 2019 California Building Code, based on the 2018 International Building Code but has not adopted universal design elements in the Building Code at this time.

In conformance with the passage of SB 520, the City has evaluated its zoning code, building code, and permit processing procedures for compliance with the California accessibility guidelines. Using the SB 520 analysis tool, staff found no significant barriers to the development, maintenance, and improvement of housing for persons with disabilities.

Fees and Exactions

The City has established building and planning fees for residential development. Copies of the planning and building permit fee calculation worksheets are available on the City's website. These fees, as of July 1, 2020, are listed in Table 6-7.

Table 6-7: Planning and Building Fee Schedule (2020)

General Plan Amendments, Master and Specific Plan Amendments	
Text and Map Changes	\$2,838
Rezoning	
Text or Map Changes	\$2,838
Planned Development (PD Zone)	\$2,076
Zoning Clearance for signs, homes, model homes, and telecommunications	\$50
Land Divisions	
Subdivision Map	\$4,264 plus \$29 per lot over 4
Parcel Map	\$1,526
Parcel Map Revisions	\$401
Subdivision Map Revision	\$788
Subdivision Map Time Extension	\$375
Parcel Map Time Extension	\$375
Lot Line Adjustment	\$863 plus \$72 per lot over 2
Certificate of Compliance	\$212

Variances	
Single-Family Residential	\$344
Plan Check	
Residential	50% of Building Fees
Occupancy Permit	\$290
Manufactured dwelling/coach	\$725
Building Fee Multiplier	
Project Valuation \$0-\$5,300	Minimum Permit Fee of \$217
Project Valuation \$5,301-\$25,000	0.033
Project Valuation \$25,001-\$50,000	0.02
Project Valuation \$50,001-\$250,000	0.01
Project Valuation \$250,001-\$500,000	0.009
Project Valuation \$500,001-\$1,000,000	0.006
Project Valuation Over \$1,000,000	0.007

Note: Cents have been rounded to the nearest dollar.
Source: City of Yuba City, July 1, 2020.

As shown in Table 6-8, development fees for a model single-family dwelling unit totals approximately \$31,236, and those for a model multifamily unit total approximately \$20,927. These costs are estimates of potential building, planning, and infrastructure fees.

Table 6-8: Development Impact Fees in Yuba City

<i>Dwelling Type</i>	<i>City Impact Fees</i>	<i>County Impact Fees</i>	<i>Levee Fees</i>	<i>Total Impact Fees</i>
Single-Family	\$23,998	\$3,596	\$3,642	\$31,236
Duplex	\$23,485	\$3,116	\$3,156	\$29,757
Multifamily	\$15,740	\$2,577	\$2,610	\$20,927
Mobile Home	\$14,888	\$2,145	\$2,173	\$19,206

Source: City of Yuba City, 2020.

The Public Works Department levies the following fees for improvement plans:

- Plan check and inspection fees (3 to 4 percent of construction cost, depending on construction costs).
- Water connection, service, and meter fees (\$12,475 single-family, assuming a one-inch pipe; \$21,354 multifamily, assuming a two-inch pipe).
- Sewer connection fees (\$6,544 single-family; \$5,889 per unit multifamily).

Table 6-9 shows development and permitting fees and valuation for recent single-family and multifamily homes constructed in the city. The fees for a single-family unit make up about 12 percent of the total construction costs, and for a multifamily unit, fees constitute approximately 22 percent of total construction costs. It should be noted that the city has reduced fees for projects that are defined as infill projects by nearly 50 percent; however, compared to the fees of other jurisdictions in the region, these may be high and could be a constraint to development. Average development fees in neighboring jurisdictions, including County impact fees, are:

- For a single-family home
 - \$21,452 in the City of Live Oak
 - \$28,953 in the City of Auburn
 - \$31,236 in the City of Yuba City
- Per unit, in a multi-family project
 - \$12,435 in the City of Live Oak
 - \$10,220 in the City of Auburn
 - \$20,927 in the City of Yuba City

Based on a 2020 SACOG study comparing development fees between neighboring jurisdictions and sample fee totals for recent projects in Yuba City, Yuba City tended to have higher impact fees for both single and multi-family projects than Live Oak and Auburn. While many of Yuba City’s administrative fees were lower than those of the other jurisdictions, fees related to flood protection and water connections tended to be higher. However, Yuba City’s development impact fee was higher than other cities’ fees for various types of public improvements.

In Program H-A-4, the City will examine potential alternative infrastructure funding sources to evaluate opportunities to provide fee reductions or offer fee waivers for affordable housing or energy conservation.

Table 6-9: Example Permit and Impact Fees

<i>Housing Type</i>	<i>Units</i>	<i>Valuation</i>	<i>Cost per Unit</i>	<i>Total Fees</i>	<i>Estimated Fees per Unit</i>	<i>Estimated Proportion of Fees to Development Costs per Unit</i>
Single-family Unit	1	\$323,330	\$323,330	\$37,775	\$37,775	12%
Multifamily Unit	40	\$3,508,957	\$87,724	\$761,481	\$19,037	22%

Source: City of Yuba City 2020.

Infrastructure

The provision of on-site improvements, such as streets, sidewalks, curbs, gutters, storm drainage facilities, water distribution facilities, sewer collection facilities, street lighting facilities, fire hydrants, landscaping and irrigation, and all other work and improvements depicted or required on the Improvement Plans for the Construction, as approved by the City Engineer, and any approved amendments thereto, and Conditions of Approval, and in compliance with Chapter 2 of Title 8 of the City Municipal Code and the Subdivision Map Act Improvements shall be done following the construction standards contained in the most current edition of the City Standard Specifications and Details and, to the extent not addressed therein, under the State of California Department of Transportation Standard Plans and Specifications, as amended by special provisions approved by the City Engineer.

The City of Yuba City identifies four main types of streets with varying widths and levels of service.

- Arterials (74-108-foot right of way / four lanes): Arterials provide service to higher volumes of traffic between collector and local roads to highways and serve as a link to community activity centers.
- Collectors (52-104-foot right of way / two to four lanes): Collectors provide connections between adjoining residential areas, and usually provide mechanisms to slow down traffic.
- Local Streets (38-42-foot right of way / two lanes): These streets make up the majority of residential area roadways and are model after the Complete Streets philosophy to accommodate all types of users, vehicular and non-vehicular.
- Alleys (28-38-foot right of way / two lanes): Alleys provide vehicular access in areas with limited access or constrained street frontages. They can also provide access to garages located in the rear of the lot.

The City requires typical off-site improvements (e.g., curb, gutter, and sidewalk) for development to ensure public health and safety. The average sidewalk width requirement is four to five feet, but in the instance that this isn't feasible for the project, the City will work with the applicant to find a solution. In many cases, off-site improvements and/or mitigations may also be required, such as street widening and installation of traffic signals, bike lanes, public utility easements, and flood-control improvements. These improvements support public health and safety. Infrastructure costs are incorporated into the total development project costs discussed in Section 6.2, *Market Constraints*.

Effective January 2006, SB 1087 requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower-income households. According to these statutes, upon adoption of its Housing Element, the City will immediately deliver the Housing Element to local water and sewer providers, along with a summary of its regional housing needs allocation. The City has sufficient water and sewer capacity for its RHNA.

Dry Utilities

The availability of dry utilities is not considered a constraint to development in Yuba City. Electricity and natural gas, telephone, and cable and internet service are available throughout the city from the following providers:

- Electricity and natural gas: PG&E
- Telephone: AT&T
- Cable and internet: Xfinity and AT&T

Development Review Process

Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include a rezoning or General Plan amendment requirement, public meetings required for Planning Commission or City Council review, or a required negative declaration or environmental impact report (EIR). As of March 2021, the typical time between entitlement and issuance of building permits is approximately one year. This is dependent on available funding, construction logistics and other factors.

All multifamily projects with more than 25 units undergo design review as part of the permitting process. Staff has ministerial authority to approve projects up to and including 25 units, provided that the project conforms to the objective standards in the Zoning Regulations and Design Guidelines. Projects of more than 25 units are subject to discretionary approval by the Planning Commission, and projects of more than

100 units are subject to discretionary approval by the City Council. All projects requiring discretionary approval are reviewed for environmental and land use aspects. Findings for projects requiring discretionary approval are the same for all multifamily projects. Findings for approval include (a) the site for the proposed use to be adequate in size and shape to accommodate said use, public access, parking and loading, yards, landscaping, and other features; (b) the streets serving the site to be adequate to carry the quantity of traffic generated by the proposed use; and (c) the site design, design of the buildings, and the scale of the project to complement neighboring facilities. Applicants are also informed by City staff that planning staff are available for pre-permitting consultations regarding the design review process. For the convenience of applicants, the design review process runs concurrently with the building permit review.

Government Code Section 65589.5 requires projects to be reviewed against objective design and development standards. Objective design standards are defined in Government Code Sections 65913.4 and 66300(a)(7) as standards that “involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.” The City’s design review guidelines provide specific standards for multifamily development that are measurable and verifiable, using “shall” or “must” to establish enforceability. Examples of specific standards in the City’s design review guidelines include:

- **Building Articulation:** No more than 2 side-by-side units may be covered by one unarticulated roof. Articulations may be accomplished through changing roof heights, offsets, and direction of slope, and by introducing elements such as dormers, parapets, etc. These elements must visually break the main roof lines as viewed from the ground at 50 feet away from the building.
- **Frontages:** All units along public right-of-ways shall have their primary entrance facing this right-of-way, in the form of either individual entrances or aggregated building entrances.
- **Fencing:** Fenced private open space is allowed only at the “rear” of units and shall not face the street.

However, most of the design guidelines for multifamily development are vague and open to interpretation, decreasing the level of certainty for project applicants as to whether a project is consistent with design guidelines. Examples of subjective design guidelines include:

- **Authenticity of Building Materials:** “Natural” materials are generally considered more desirable than “imitation” materials
- **Relation to Surroundings:** Projects should fit as an integral part of their surroundings. They should act to complete and compliment existing surroundings. This can be achieved by incorporating design elements including, but not limited to: building massing, alignment with building elements, similar hierarchical groups, use of similar colors or materials, use of similar shadow casting or other articulating elements, and use of similar building form.
- **Open Space:** Creative additional uses for decorative and service oriented open spaces should be explored.

As written, the City’s design guidelines could pose a constraint to development by reducing the level of certainty for project applicants, potentially convoluting the application-processing process. To comply with Government Code Section 65589.5, the City will update subjective design guidelines with objective standards, ensuring a balance between predictability for housing development applicants and flexibility in design choices (Program H-A-8).

Permit processing for residential developments permitted by right, and the steps required for each review (including group residences and residential care homes), are shown in Table 6-10.

Table 6-10: Project Review Time for Residential Projects

<i>Unit Type</i>	<i>Typical Approval Requirements</i>	<i>Total Estimated Time</i>
Single-Family	Building Review, Fire Sprinkler Review, Planning Review, Engineering Review	3 weeks for first review, 1 week for subsequent review
Multifamily	Building Review, Fire Sprinkler Review, Planning Review, Engineering Review, Fire Department Review, Utilities Review	3 weeks for first review, 1 week for subsequent review
Subdivision	Building Review, Planning Review, Engineering Review, Fire Department Review, Public Works Review, All Utility Agencies, Other Affected Agencies	Approximately 1 month; Development Review Committee (DRC) 10 days after application; Planning Commission 3 weeks after DRC

Source: City of Yuba City 2021.

The firm of Mogavero Notestine Associates was hired by the City to simplify its development review process and to reduce the processing time for many types of projects as well as reduce the potential for arbitrary review. There is nothing unique required of the City's development review process that would, in any way, inhibit development potential or contribute to project approval uncertainty, or increase the cost of the project. The City's guidelines work to ensure a streamlined project review process and ensure fairness and consistency in the development review process. Applicants are informed by City staff that planning staff are available for pre-permitting consultations regarding the development review process. Therefore, an applicant can be assured that a project will be approved at the density permitted by the underlying zoning as long as the project complies with the basic development standards, such as density, height, setbacks, floor-area ratios, structural coverage, etc. Typical findings involve projects that have not complied with the basic development standards, such as density, height, and setbacks. As such, the development review process is not perceived as a barrier to new development. Consultation with the development community has confirmed this assertion.

The City allows density bonuses for eligible projects. In 2021, the City approved a multifamily housing project with 176 units through a density bonus. This project, Richland Village, is located on 170 Bernard Drive abutting the Sutter County Airport property. It will include 8 multi-unit buildings with a community center. The project will be managed by the Regional Housing Authority and will be comprised entirely of affordable housing. Program H-A-6 commits the City to codifying the City's density bonus ordinance in compliance with state density bonus law. Program H-D-4 will continue the City's practice of offering specific incentives for development of individual or group-care housing affordable to the City's senior and special-needs populations through City-specific density bonuses (in addition to state requirements), reduced parking requirements, and development-fee reductions for projects at infill localities.

As of July 2021, the City has not received any requests from developers for a project subject to SB 330. If the City receives such as request, it will use HCD's SB 330 process.

Building Code and Enforcement

The City has adopted the 2019 California Building, Residential, Electrical, Mechanical, Plumbing, Fire, Energy, Administrative, Existing Building, Referenced Standards, Historical, and Green Codes and the 2018 Uniform Swimming Pool, Spa, and Hot Tub Code. Permits are required for all electrical and plumbing work and other major home improvements and modifications. Yuba City also requires the installation of sprinklers for multifamily developments (three or more units). In general, the City's building codes represent basic construction standards within the State of California and thus do not place an undue burden on the construction or rehabilitation of affordable housing. Building code standards are upheld through code enforcement. Code enforcement activities strive to promote and maintain a safe

living environment and address building condition issues before they progress to the point of requiring more extensive repairs.

The City has also adopted several amendments to the listed codes. As of 2021, these amendments were found in Sections 7-1.02 through 7-1.07 of the Municipal Code. The first amendment simply includes Chapter 5 of Title 4 of the Yuba City Municipal Code with the California Fire Code in matters affecting fire from the storage of certain materials. The second amendment expands the description of “other employees,” in regard to the review of building sites and plans, to include the city fire chief and county health officer. Other amendments include specifying that the “board of appeals” should be referred to as the “building board of appeals,” and that fees are listed in Chapter 8 of Title 3 of the Yuba City Municipal Code.

The City’s code enforcement officer operates a fair and unbiased enforcement program to inspect properties that may represent hazardous and/or dangerous building conditions. Since 2013, the City’s code inspectors investigated 1,363 instances of blight or maintenance issues. For the majority of these cases, the City was seeking voluntary code compliance to correct immediate life safety issues and improve housing conditions.

The City’s code enforcement officer reports all building code violations directly to the City’s community development director, who also oversees the City’s Housing Division. The City’s Housing Division participates in the Housing Rehabilitation Program provided by NeighborWorks Homeownership Center, Sacramento region. NeighborWorks Sacramento offers loan programs enabling owners of buildings with hazardous and/or dangerous building conditions to achieve modern building standards, yet still maintain affordability.

Market Constraints

Market constraints significantly affect the cost of housing and can pose barriers to housing production and affordability.

Vacant/Underdeveloped Land

The availability of vacant land does not appear to be a constraint on future development in Yuba City. As of February 2021, there are approximately 349 acres of vacant land zoned for residential development within the city limits along with a large amount of land in the unincorporated SOI and a large amount of agricultural land that may be rezoned for residential development in the future.

Residential Land Costs

Due to the wide availability of land in the Yuba City area, developers do not necessarily compete for new properties; land is less expensive on average than in the rest of the state. According to an online search of vacant land listings on Zillow.com, the average cost per acre of residentially zoned land in Yuba City as of February 2021 is \$477,664. The minimum cost was listed as \$215,000 per acre and the maximum listed cost for land was \$663,333 per acre. However, according to a local engineer that has been on the development team of several projects in Yuba City, land costs are not as high as the listings on found on Zillow.com in February 2021. According to the local engineer, the highest price per acre is approximately \$220,000, with a low of \$100,000 per acre with an average of about \$180,000 per acre for vacant R-1 properties in city limits. Land costs in Yuba City remain higher than in the surrounding areas such as Yuba County.

Construction Costs

As of September 2020, estimated construction costs for a single-family home averaged approximately \$141 per square foot, excluding the cost of land according to www.buildingcost.net. Total construction costs for a 2,000-square-foot single-family house average about \$282,482 (see Table 6-11).

An April 2020 BuildingJournal.com estimate for the construction cost of a two-story multifamily building in the Sacramento area with 12 units at 1,000 square feet per unit suggested a potential construction cost of approximately \$90 per square foot. This estimate excludes land and site preparation development costs, fees, and related expenses. In practice, the true cost may be higher or lower than this estimate, as the cost of building multifamily homes varies based on the cost of financing, the type of construction, materials, site conditions, finishing details, amenities, and structural configuration.

Without subsidies, new single-family detached residences are not affordable to low-income households. However, new multifamily rental and purchase condominiums may be affordable to moderate-income households. Reductions in amenities and lower-quality building materials can reduce sales and rental prices, but minimum building and safety standards must be maintained. In certain cases, greater density can increase the affordability of residential projects by reducing per-unit costs.

Availability of Financing

Financing is readily available to credit worthy contractors and residential developers for projects in the city. Current interest rates for home loans are around 3 percent, depending on the terms of down payment. In general, credit-worthy buyers in Yuba City do not have difficulty obtaining loans.

It can be difficult for very low-, low-, and moderate-income first-time homebuyers to acquire sufficient savings and income to pay for a down payment, closing costs, monthly mortgage, and tax and insurance payments. To address this problem, Yuba City provides a First Time Homebuyer Program, a special low-interest, deferred-payment loan program designed to provide “silent” second mortgages of up to \$75,000, funded by the state-administered HOME Program. Interest rates on these loans are currently 3 percent. The program is currently administered by the Regional Housing Authority. Applicants must demonstrate financial need and pre-approval for a first mortgage. Repayment is due after 30 years or upon sale or transfer of title or when borrower no longer occupies the home as his/her principal residence.

The City of Yuba City Housing Rehabilitation Program, funded through CDBG and state HOME funds, distributes loans to low-income owner- and tenant-occupied households to achieve cost-effective repairs. Priority is according to health and safety needs, followed by energy conservation needs, extension of the unit’s useful life, and compliance with the Uniform Building Code. The maximum loan amount is 105 percent of the property’s appraised value. Loans are given at an interest rate of 3 percent, and payments are deferred for the life of the loan. Programs H-A-1 and H-E-1 are included to commit the City to continuing these efforts.

Cost Summary for a Typical Custom Single-family Home

According to an Internet source of construction cost data (www.building-cost.net) provided by the Craftsman Book Company, a wood-framed single-story four-cornered home in Yuba City is estimated to cost approximately \$282,482, excluding the cost of buying land. This cost estimate is based on a 2,000-square-foot house of good quality construction, including a two-car garage and forced air heating. Table 6-11 summarizes the projected construction costs.

Table 6-11: Example of Development Costs for an Owner-built Single-family Home

<i>Item Name</i>	<i>Materials</i>	<i>Labor</i>	<i>Equipment</i>	<i>Total</i>
Direct Job Costs (e.g., foundation, plumbing, materials)	\$110,978	\$114,328	\$5,047	\$230,353
Indirect Job Costs (e.g., insurance, plans and specifications)	\$18,106	\$1,774		\$19,880
Contractor Markup	\$32,249			\$32,249
Total Cost	\$161,333	\$116,102	\$5,047	\$282,482

Source: Building-Cost.net, accessed September 2020

Environmental Constraints

Environmental phenomena, such as flooding and seismicity, present a minor risk to Yuba City, but are not considered constraints to housing development. Nowhere in the city is development precluded; environmental constraints can be mitigated through appropriate residential design. All sites in the land inventory are free from environmental hazards, including steep slopes (over 30 percent), high liquefaction risk, moderate and severe wildfire risk, and Federal Emergency Management Agency (FEMA) 100-year and 500-year flood zones.

Flooding

Structural flood management methods provide the primary defense against flooding in Sutter County. Flood management in the county includes a series of reservoirs, levees, and bypasses completed between the 1920s and 1960s.¹ Levees and earthen embankments are the most commonly used methods of containing high water levels along the Sacramento and Feather Rivers. A bypass system running from the Sutter Buttes southeast through Sutter County accommodates additional flows in times when the capacity of the Sacramento River levee system is exceeded.² The Sacramento River can flow directly into the Sutter Bypass by way of two free-flow weir structures. The Feather River drains the eastern portion of the Sacramento Valley from Oroville to just south of its confluence with the Bear River.³

According to the County of Sutter General Plan 2015, the most significant risk from flooding in the Yuba City SOI results from the potential for dam or levee failure. In 2017, a 2.9-mile segment of the levee in the City experienced severe distress following the Oroville spillway failure. The US Army Corps of Engineers had installed a slurry wall, but it did not perform as expected and so an emergency repair was completed. The Sutter Butte Flood Control Agency (SBFCA) is working on an update to the Feather River Regional Flood Management Plan (RFMP) and the 2022 Central Valley Flood Protection Plan (CVFPP update) in partnership with the State of California, the Three Rivers Levee Improvement Authority (TRLIA), Yuba Water Agency, Marysville Levee Commission, and Reclamation District 1001. Approximately 20,000 parcels and upwards of \$1 billion in property could be impacted by a future failure in the levee system.

¹ Sutter County. County of Sutter General Plan 2015: Background Report, November 1996. Pg. 5-28.

² Ibid., pg. 5-28.

³ Ibid., pg. 5-28.

Geologic and Seismic Hazards

No active earthquake faults are known to exist in Sutter County, although active faults in the region could produce ground motion in Yuba City. Earthquakes of a magnitude (M) of 5.0 or greater have occurred on fault systems in the region, including the San Andreas Fault. Approximately 15 miles west of Sutter County, the Central Valley Blind-Thrust Fault is known to have caused an estimated M6.5 earthquake in 1892.⁴ In addition, two earthquakes of M4.0 and M4.9 occurred between 1900 and 1974 with epicenters near Williams. The Foothills Suture Zone along the western slope of the Sierra Nevada range is also considered active, with a M5.7 earthquake occurring in 1975 in the northern portion of the zone in Butte County.⁵

Potentially active faults do exist in Sutter County in the area of the Sutter Buttes. These faults are small and have exhibited activity in the last 1.6 million years, but not in recent history (200 years).⁶

Potential hazards related to major earthquakes include ground-shaking, surface rupture along the fault zone, and related secondary ground failures. Typical seismically induced ground failures include liquefaction, lateral spreading, and ground lurching. Liquefaction is the temporary loss of cohesion in saturated, granular soils. Lateral spreading is the horizontal movement of loose, unconsolidated sedimentary deposits and imported fill material. Lurching is the horizontal movement of soil, sediments or fill found on steep slopes and embankments. All of these secondary ground failures could cause major structural damage to existing buildings, including tilting or settlement of foundations, twisting and breaking of structural building components, debris shedding, and potentially even collapse of buildings. In the case of seiches, damage to levees and dams could be significant. However, since the potential for ground-shaking in Sutter County is low to moderate, it is unlikely that subsequent ground failure would occur in Yuba City.

Existing structures in the SOI could be affected by the types of earthquake-induced effects listed above, but to varying degrees based on length, intensity, and distance of the earthquake from a given building. New structures are required to adhere to current California Uniform Building Code standards, providing adequate design, construction, and maintenance of structures to prevent exposure of people and structures to major geologic hazards. In particular, any critical facilities, such as hospitals, fire and police stations, and emergency communications and operations centers must be adequately designed, constructed, and maintained with the goal of remaining functional after a large seismic event. The use of flexible utility connections, building anchors, and adequately reinforced concrete, can reduce the loss of life and damage to buildings for human occupancy.

Infrastructure Constraints

In planning for growth, it is important to ensure that adequate public facilities and services are available to meet the anticipated demand. The Public Works Department provides essential services for infrastructure and utilities throughout the City of Yuba City on a daily basis. Responsibilities include design, construction, operation, maintenance, and improvement in the following areas:

- Engineering
- Electrical
- Facility Maintenance

⁴ Ibid., pg. 10-3.

⁵ Ibid., pg. 10-3.

⁶ Ibid., pg. 10-3.

- Fleet Maintenance
- Sewer Collection
- Street Maintenance
- Water Distribution
- Water Treatment
- Wastewater Treatment
- Laboratory

Discussed below are the major public services in the city, which include water supply and water and sewer infrastructure.

Water

Yuba City is the agricultural, economic, and social hub of Sutter County, situated on the west bank of the Feather River in the northern part of California's fertile Central Valley. Surrounded by agricultural land, it is a family-oriented residential community that maintains a small-town feel. Development of the city's open space into thoughtfully planned communities will maintain the goal of a cohesive city feel featuring integrated neighborhoods that have access to parks, schools, and commercial facilities. Pairing this community growth with economic development that attracts and maintains quality business and industry are key planning objectives and guiding principles for the City's growth.

Ensuring an adequate supply of water is available to serve the existing and future needs for the City's residents and Commercial, Institutional, and Industrial (CII) customers is a critical component of successful city planning. This Urban Water Management Plan (UWMP) draws on local, regional, and statewide inputs to synthesize information from numerous sources into a reliable water management action plan designed to be referred to as management decisions arise and conditions change.

In addition to operating a Public Water System, as described in California Health and Safety Code 116275, the City Qualifies as a Retail Urban Water Supplier, as described in Water Code Section 10617, providing water for municipal purposes to more than 3,000 customers or 3,000 acre/feet of water per year. This qualification requires the preparation of an Urban Water Management Plan every five years. The City's Public Water System detail is listed in Table 6-12.

Table 6-12: Public Water System Information

<i>Public Water System Number</i>	<i>Public Water System Name</i>	<i>Number of Municipal Connections 2020</i>	<i>Volume of Water Supplied 2020</i>
CA5110002	City of Yuba City	18,834	12,908 Acre Feet per Year (AFY)

Development in Yuba City is largely dedicated to residential and commercial zones. This type of land use tracks with its role as a service center for surrounding regional agricultural activity, and as a residential community for the locally and regionally employed population. The intersection of Highway 99 and Highway 20 has been the center of City employment with much of the commercial development being retail related. The majority of residential development is low-density, single-family housing, though the City also has a number of multifamily facilities. Over the past several years, the residential sector accounts for between 65 and 70 percent of total water consumption in the City's SOI.

The City has previously approved, is currently, or anticipates considering several development plans, including a possible expansion to the south of city limits in the area bounded by Bogue Road to the north and Stewart Road to the south. These projects are described in greater detail in Section 5, *Land Inventory*.

Sewer Service

The wastewater collection, treatment, and disposal system in Yuba City is owned, operated, and managed by the City. This system provides sewer service to most residents inside the city limits. Residents living in the Tierra Buena district and several other areas of the City rely on septic systems to treat wastewater. The Wastewater System Master Plan provides information about the capacity of the City's wastewater system. Based on the current wastewater system, the City expects to accommodate future growth through 2040 with existing and planned infrastructure. The City anticipates that infrastructure expansions will occur as growth occurs, with funding provided by developer fees. Wastewater service capacity will not pose a constraint on development within its service area.

Summary of Water and Sewer Service Capacity

Based on information provided by the City of Yuba City, the City has 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 the ability to serve it. Per Program H-C-4, the City will continue to prioritize water and sewer hook ups for affordable housing.

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7 Housing Resources

This chapter describes potential resources available through local, state, and federal programs. Additional information on the resources available for special-needs groups are described in Section 3.6, within Section 3, *Housing Needs Assessment*.

Local Housing Resources

Hands of Hope provides homeless services and recently partnered with Sutter-Yuba Behavior Health to develop a new 40-unit apartment complex in Yuba City. New Haven Court opened in April 2021 and provides housing for special-needs populations (chronically homeless and persons with disabilities) earning up to 50 percent of the area median income (AMI).

Grant Funded Programs

The City provides several funding programs to assist homeowners, developers, and first-time homebuyers with their financing needs. Programs H-B-1, H-B-2, and H-D-1 commit the City to continuing to support these programs. As seen in Table 7-1, the City received Community Development Block Grant (CDBG) grants in 2020 (\$666,760), 2019 (\$647,714), and 2018 (\$650,001) to provide home rehabilitation loans along with addressing homelessness and assisting low-income and disabled individuals. In 2020, the City received a \$311,140 Permanent Local Housing Allocation (PLHA) grant to assist with the development of affordable housing and to address homelessness. In 2018, the City also received \$500,000 in federal HOME funds to provide loans for first-time homebuyers as well as rehabilitation loans.

The City has an established Housing Rehabilitation Program that provides loans for low-income homeowners, which is administered by the Regional Housing Authority. Since 2013, 15 single-family housing rehabilitation projects were completed in Yuba City. The Regional Housing Authority estimates between 25 and 30 homes can be rehabilitated during the current planning period (ending in 2029). Sixteen first-time homebuyers were assisted with home loans in Yuba City since 2013, and the Regional Housing Authority predicts that between 10 and 12 homebuyers in Yuba City can be assisted in the current planning period. The Housing Authority conducted marketing for the program, including placing flyers in the local utility bill. Currently, there is not a waitlist for either program. CDBG funds have also been used previously to assist with apartment building rehabilitation projects.

Table 7-1: Grant Funding Received by Yuba City, 2018-2020

<i>Year</i>	<i>Total Amount</i>	<i>Funding Source</i>	<i>Project</i>
2020	\$310,000	SB 2 GRANT	Housing Element/General Plan Update
2020	\$666,760	CDBG	Homelessness/Rehab Loans/Assist Low Income and Disabled Individuals
2020	\$311,140	PLHA	Assist with Development/Homelessness
2020	\$824,716	CDBG-CV	Prevent, Prepare for, or Respond to COVID-19
2019	\$647,714	CDBG	Homelessness/Rehab Loans/Assist Low-Income and Disabled Individuals
2018	\$650,001	CDBG	Homelessness/Rehab Loans/Assist Low-Income and Disabled Individuals
2018	\$500,000	HOME	Loans for First-Time Homebuyers/Rehab

Source: Yuba City, 2021

The City has two COVID-19 related programs:

1. Mortgage Assistance: Provides up to 90 days of mortgage assistance to qualified residents who are behind in mortgage. Funded by the Federal Cares Act – CDBG-CV. Approximately 30-40 households will be assisted.
2. Emergency Winter Shelter Program: Provided funding in winter 20/21 that allowed the emergency winter shelter to be open for additional days and nights. Provided funding to the shelter to cover the COVID-19 costs that have increased operation costs. The program may be used in winter 21/22. Funded by CDBG-CV. Approximate number of people assisted are a nightly average of 23 guests and a total of 110 individual people during the winter season.

Section 8 Housing Choice Voucher Program

The Section 8 Housing Choice Voucher Program is intended to assist very low-income families in renting safe and sanitary housing. Under the Housing Choice Voucher Program, the very low-income household is responsible for finding appropriate housing within the private market. Families who receive vouchers can select units with rents that are either below or above market rate. HUD mandates that voucher recipients must pay 30 percent of their monthly adjusted gross income for rent and utilities. If the household chooses a unit where costs are greater than market rate, the voucher recipient is expected to pay the additional amount. Fiscal year 2020 HUD-established fair-market monthly rents for Sutter County are \$838 for studios, \$844 for one-bedroom units, \$1,087 for two-bedroom units, \$1,568 for three-bedroom units, and \$1,908 for four-bedroom units.

The Regional Housing Authority oversees Yuba, Sutter, Colusa, and Nevada Counties with one waitlist for housing vouchers (Section 8). According to an Occupancy Manager for the Voucher Program at the Regional Housing Authority, the waitlist is closed (January 2021). The waitlist is not sorted by current place of residence, so it is impossible to know how many current Yuba City residents are on it. There are 1,751 total vouchers for Yuba, Sutter, Colusa, and Nevada Counties. The Housing Authority does not allocate a specific number of vouchers per county. As of January 2021, 576 vouchers were in use in Yuba City.

Table 7-2 indicates the properties available for rental voucher housing assistance as of December 2020. According to the Regional Housing Authority, there were approximately nine properties participating in Section 8 rental voucher housing assistance in Yuba City. The available properties provide affordable housing to various special-needs groups, including seniors, disabled, and developmentally disabled individuals, and agricultural families/individuals. In addition to the properties listed in Table 7-2, the Regional Housing Authority owns multiple properties in Yuba City for affordable housing opportunities through the Neighborhood Stabilization and Homes2Families programs.

Table 7-2: Properties Available for Rental Voucher Housing (2020)

Kingwood Commons	64
Office of Migrant Services	75
Percy Avenue	8
Richland Public Housing	99
Richland Rural Development	190
River City Manor	24
Teesdale Housing	2
Town Center Senior Manor	28
Yolo Heiken	5
Total	495

Source: Regional Housing Authority, December 2020

Additional Funding Sources for Affordable Housing

In addition to the funding programs available through the City and County, there are several state and federal funding programs that assist first-time homebuyers, build affordable housing, and help special-needs groups, such as seniors and large households, as listed in Table 7-3. In most cases, other entities, including for-profit and nonprofit developers, apply for funds or other program benefits. For example, developers apply directly for Section 202 grants. In general, the City relies upon the private sector to develop new affordable units.

Table 7-3: Federal, State, and Private Housing Funding Programs

<i>Program Name</i>	<i>Description</i>	<i>Eligible Activities</i>
Federal Programs		
Community Development Block Grant (CDBG) Program	The Department of Housing and Urban Development (HUD) awards Community Development Block Grants annually to entitlement jurisdictions and states for general activities, including housing, and economic development activities. HUD also offers various other programs that can be use by the City and nonprofit and for-profit agencies for the preservation of low-income housing units, such as Section 202 and Section 108 loan guarantees. The annual appropriation for CDBG is split between states and local jurisdictions called “entitlement communities.”	Acquisition Rehabilitation Homebuyer Assistance Economic Development Assistance Homeless Assistance Public Services Infrastructure Replacement
HOME Investment Partnerships Program	The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program’s flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees, or other forms of credit enhancement or rental assistance or security deposits.	Acquisition Rehabilitation Homebuyer Assistance Rental Assistance
Housing Choice Voucher (HCV) Rental Assistance (Section 8)	Provides rental assistance payments to owners of market-rate properties on behalf of very low-income tenants.	Rental Assistance
Section 811	Provides grants to nonprofit developers of supportive housing for disabled persons. The grants may be used to construct or rehabilitate group homes, independent living facilities, and intermediate care facilities. The grants may also have a rental assistance component.	Acquisition Rehabilitation New Construction Rental Assistance

<i>Program Name</i>	<i>Description</i>	<i>Eligible Activities</i>
Section 203(k)	Provides fixed-rate, low-interest loans to organizations wishing to acquire and rehabilitate property.	Land Acquisition Rehabilitation Refinancing of Existing Debt
Section 202	Grants to private nonprofit developers of supportive housing for very low-income seniors.	New Construction
Low-Income Housing Tax Credits (LIHTC)	In 1986, Congress created the federal Low-Income Housing Tax Credits to encourage private investment in the acquisition, rehabilitation, and construction of low-income rental housing. Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California legislature created a state low-income housing tax credit program to supplement the federal credit. The state credit is essentially identical to the federal credit, the Tax Credit Allocation Committee allocates both, and state credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas and 10 percent for nonprofit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The targeted units must be reserved for the target population for 55 years.	New Construction
Mortgage Credit Certificate Program	Offers income tax credits to first-time homebuyers. The County distributes the credits.	Homebuyer Assistance
Supportive Housing Program (SHP)	Offers grants to agencies who offer supportive housing and services to the homeless.	Transitional Housing Housing for Disabled Persons Supportive Housing Support Services
Community Reinvestment Act	The Community Reinvestment Act (CRA), enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.	New Construction Rehabilitation Acquisition Support Services Supportive Housing Homebuyer Assistance

<i>Program Name</i>	<i>Description</i>	<i>Eligible Activities</i>
State Programs		
Emergency Solutions Grant	Awards grants to nonprofits for the provision of shelter support services.	Support Services
Multifamily Housing Program (MHP)	Provides loans for new construction, rehabilitation, and preservation of affordable rental housing. Payments on the loans are deferred for a specified period of time.	New Construction Rehabilitation Preservation
CalHOME	Provides grants to local governments and nonprofit agencies for homebuyer assistance, rehabilitation, and new construction. The agency also finances acquisition, rehabilitation, and replacement of manufactured homes.	Homebuyer Assistance Rehabilitation New Construction
California Self-Help Housing Program	Provides grants for the administration of mutual self-help housing projects.	Homebuyer Assistance New Construction Administrative Costs
Emergency Housing and Assistance Program	Provides grants to support emergency housing.	Shelters Transitional Housing
Affordable Housing and Sustainable Communities Program	Provides funding to support infill development projects with the goal of reducing greenhouse gas emissions.	New Construction Rehabilitation
Veterans Housing and Homeless Prevention Program	Provides funding to buy, construct, rehabilitate or preserve affordable multifamily housing for veterans and their families.	Acquisition Construction Rehabilitation Preservation
SB2 – Building Jobs and Homes Act	Provides planning grant funding to jurisdictions for plans and process improvements that will help to accelerate housing production.	Technical Assistance Planning Document Updates
Local Early Action Planning (LEAP) Grants	The Local Action Planning Grants (LEAP), provides over-the-counter grants complemented with technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that: Accelerate housing production Facilitate compliance to implement the sixth-cycle Regional Housing Needs Assessment.	Housing element updates Updates to zoning, plans or procedures to increase/accelerate housing production Pre-approved architectural and site plans Establishing State-defined Pro-housing policies <i>See complete list in program materials</i>

<i>Program Name</i>	<i>Description</i>	<i>Eligible Activities</i>
No Place Like Home	Through a County application process, provides loans to acquire, develop, preserve, or rehabilitate permanent supportive housing facilities.	Permanent Supportive Housing
Infrastructure Infill Grant	Provides gap financing for infrastructure improvements necessary to support the development of affordable infill housing.	Infrastructure Improvements
Local Housing Trust Fund Program	Provides matching grants to funds provided by Local Housing Trust Funds.	Site Acquisition Site Development Homebuyer Assistance Transitional Housing Emergency Shelter Multifamily Housing
Transit Oriented Development Program	Supports the development of affordable multifamily rental housing near transit stations through low-interest loans.	New Construction Rehabilitation Infrastructure Improvements
CalHFA Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CalHFA loans to homebuyers who receive local secondary financing.	Homebuyer Assistance
Self-Help Builder Assistance Program	Provides lower interest rate CalHFA loans to owner-builders who participate in mutual self-help housing projects. Also provides site acquisition, development financing, and construction financing for self-help projects.	Homebuyer Assistance Site Acquisition Site Development Home Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CalHFA first loans to give eligible homebuyers 100% financing.	Homebuyer Assistance
Extra Credit Teacher Program	Provides \$7,500 silent second loan with forgivable interest in conjunction with lower-interest-rate CalHFA first loans to assist eligible teachers in buying homes.	Homebuyer Assistance
Housing Enabled by Local Partnerships	Provides 3% interest rate loans, with repayment terms up to 10 years, to local government entities for locally determined affordable housing priorities.	Wide Range of Eligible Activities
Predevelopment Loan Program	The California Department of Housing and Community Development (HCD) administers the program, which provides funds to pay the initial costs of developing affordable housing developments. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.	Pre-development

<i>Program Name</i>	<i>Description</i>	<i>Eligible Activities</i>
Multifamily Housing Program	HCD conducts the acquisition and rehabilitation component of the Multifamily Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low interest construction and permanent loans. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.	Rental Acquisition Rental Rehabilitation
Transitional Housing Program for Emancipated Foster/Probation Youth (THP-Plus)	This program provides funds for housing and services for persons who need support services for transition-age youth.	Supportive Housing Foster Care
Special Needs Housing Program	Allows local governments to use Mental Health Services Act (MHSA) funds to finance the development of permanent supportive rental housing.	New Construction Supportive Housing
Home Mortgage Purchase Program	CalHFA sells bonds to raise funds for providing below-market-rate loans to qualifying first-time homebuyers.	Homebuyer Assistance
Local Programs and Private Sources		
Federal Home Loan Bank System	Facilitates affordable housing programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service in California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very-low-income households must occupy at least 20% of the units for the useful life of the housing or the mortgage term.	Acquisition New Construction Rehabilitation
Tax Exempt Housing Revenue Bond	Housing mortgage revenue bonds can be provided, which require the developer to lease a fixed percentage of the units to low-income families at specific rental rates.	New Construction Rehabilitation Acquisition
Federal National Mortgage Association (Fannie Mae)	Fannie Mae offers a variety of mortgages, including traditional fixed-rate, low down-payment for underserved low-income areas, and mortgages that fund the purchase and rehabilitation of a home.	Homebuyer Assistance Rehabilitation
California Community Reinvestment Corporation	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
Freddie Mac HomeOne and Renovation Mortgages	Provides down-payment assistance to first-time homebuyers and second mortgages that include a rehabilitation loan.	Homebuyer Assistance Rehabilitation

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8 Program Accomplishments

This chapter assesses the achievements of the 2013–2021 Housing Element, in accordance with state housing law.

Review of Policies and Implementing Actions

Table 8-1 provides a summary of the City’s progress with regard to implementing programs contained in the 2013–2021 Housing Element, the effectiveness of these programs, and whether the programs will be continued in the 2021–2029 Housing Element.

Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community’s special housing needs. As shown in the Review of Previous Housing Element matrix (Table 8-1), the 2013 - 2021 Housing Element included several programs that addressed housing for chronically homeless and persons with disabilities, housing for extremely low-income households, and farmworker housing. Some of the accomplishments are highlighted below:

- The City approved a new a new, 40-unit apartment complex, New Haven Court, which opened in April 2021. New Haven Court is managed in partnership by Hands of Hope and Sutter-Yuba Behavior Health and provides housing for special-needs populations (chronically homeless and persons with disabilities) earning up to 50% Area Median Income (AMI). The City offered development fee reductions and permitted reduced parking requirements to support the development of the New Haven Court project.
- In January 2021, the City approved a 176-unit affordable apartment complex, Richland Village Project, to house individuals and families for income levels ranging from 30% or below to a maximum of 60% AMI. The City offered reduced development impact fees to support the development of this project.
- The Housing Authority developed a 10-unit farmworker project located in Richland Housing that was completed in 2015. The Housing Authority maintains 190 units of farmworker housing at Richland Farm and an additional 99 beds of migrant worker housing at its Richland Public Housing.

<i>Program</i>	<i>Progress</i>	<i>Continue/Modify/Remove</i>
H-A-1 Continue to enforce City building, fire, health, and zoning codes to remedy existing pockets of blight and deterioration to conserve and improve the condition of existing affordable housing stock in coordination with rehabilitation and other infrastructure improvement programs. This includes continuing to offer Single-Family and Multi-Family Rehabilitation Programs and continuing to partner with a rehabilitation housing consultant to offer the Housing Rehabilitation Program. Conduct a Housing Condition Survey prior to completion of the 6th cycle Housing Element update.	The City met periodically with the Regional Housing Authority’s rehabilitation consultant to target efforts as a part of their ongoing partnership. The Regional Housing Authority continued to offer the Housing Rehabilitation Program for single-family housing. Over the planning period, 15 homes were rehabilitated through the Housing Rehabilitation Program. The City received Community Development Block Grant (CDBG) funding in 2018 (\$650,001), 2019 (\$647,714), and 2020 (\$666,760) to provide rehabilitation loans, among other activities. The City has not received any recent requests to assist with multifamily rehabilitations. In 2018, the City received HOME funds (\$500,000), a portion of which supported rehabilitation loans. The Housing Condition Survey was not completed. The City continues to monitor housing conditions through Code Enforcement and the Building Department.	Continue and update
H-A-2 Continue the City’s policy which allows for second family residences within single-family residential neighborhoods by reducing lot coverage requirements and allowing for tandem parking when setback requirements are met. In addition, the zoning code will be amended to allow second family residences in all residential zones as follows: Amend the zoning code to allow second family residences (second units) ministerially in the R-2 and R-3 zones per state law.	The City amended the zoning code to allow accessory dwelling units (ADUs; second units) ministerially in the R-2 and R-3 zoning districts to comply with state law.	Modify: City will continue to monitor all state ADU laws and update the zoning code as needed. City will promote ADU construction.

<i>Program</i>	<i>Progress</i>	<i>Continue/Modify/Remove</i>
H-A-3 The City will amend the zoning code to address the requirements of AB 2634 and allow single-room occupancy (SRO) housing without a use permit in the C zones as other residential uses are regulated in the City's zoning code. SROs are one housing type appropriate for extremely low-income households.	The City has not yet amended the zoning code to allow single-room occupancy (SRO) housing in the C zoning district.	Continue
H-A-4 The City will continue to ensure that zoning standards and development requirements facilitate the construction of a diversity of housing types, including apartment complexes, group housing, and townhomes in order to meet the needs of all households and income levels. Understanding that higher-density housing often means more affordable housing, the City will continue to encourage development at the higher end of the density range in land designated as low/medium and medium/high density residential in the General Plan through the following actions: • Provide density bonuses in accordance with Sections 65915 through 65918 of the California Government Code. • Continue to negotiate alternative development standards such as alternative parking standards, street improvement standards, maximum density, and lot coverage.	The zoning code allows density bonuses. In 2021, the City approved a multifamily housing project with 176 units through a density bonus. This project, Richland Village, is located on 170 Bernard Drive abutting the Sutter County Airport property. It will include 8 multi-unit buildings with a community center. Staff continues to encourage the development of a diversity of housing types through promoting alternative development opportunities such as density bonuses when they meet with interested developers.	Continue

<i>Program</i>	<i>Progress</i>	<i>Continue/Modify/Remove</i>
H-A-5 Develop regulations for condominium conversions that minimize displacement of lower-income residents and prevent the loss of affordable housing units; conversions can be allowable as an opportunity for homeownership for current residents.	The zoning code regulates condominium conversions in accordance with the intent of this program.	Remove
H-B-1 The City will continue to apply for additional funding, as funding becomes available, to encourage and facilitate the purchase of affordable housing units by low-income households through the First-Time Home Buyers Program.	The City has continued to apply for HOME and CalHome funding. In 2018, the City received HOME funds (\$500,000), a portion of which supported first-time homebuyer loans. During the planning period, 16 first-time homebuyers were assisted with loans.	Continue
H-B-2 Continue to strive to increase the number of extremely low-, very low-, and low-income households receiving rental assistance and support applications by the Regional Housing Authority of Sutter & Nevada Counties for Section 8 Housing Choice Vouchers as well as Article 34 referenda requests. In addition, support increase in the number of these types of households receiving rental assistance through Tenant Based Rental Assistance via HOME.	The City continued to work with Regional Housing Authority to expand the use of Housing Choice Vouchers (Section 8) in Yuba City. Through its partnership with the Regional Housing Authority, Yuba City increased housing opportunities for Housing Choice Vouchers. At the time of this update, there are 576 vouchers in use in Yuba City. There were no Article 34 referendum requests made during the planning period.	Continue
H-B-3 Continue to monitor federal-, state-, and locally funded units at risk of conversion to market rate. There are 153 units at risk during the 2013–2021 planning period. The City will take the following actions to alleviate the loss of units at risk due to conversion to market-rate units.	The City maintained updated lists of affordable units, contacted owners, and worked with nonprofits. The 153 units that were at risk during the 2013-2021 planning period did not convert to market rate. The City continues to monitor the status of affordable units.	Continue

<i>Program</i>	<i>Progress</i>	<i>Continue/Modify/Remove</i>
H-B-3 (Continued) On an annual basis the City will update its list of subsidized rental properties and identify those units at risk of converting to market-rate units. The City will contact owners of units at risk of converting regarding their interest in selling properties or maintaining the rental units as affordable units. The City will work with property owners to identify and apply for federal, state, and local subsidies to ensure the continued affordability of housing units. The City will maintain a list of nonprofit agencies interested in acquisition/rehabilitation of at-risk units and inform them of the status of such units. The City will work with nonprofit agencies to identify and apply for federal, state, and local subsidies to assist with providing funding for the acquisition and rehabilitation of at-risk projects. The City will provide to tenants of at-risk units referral and contact information regarding tenant rights and conversion procedures, as well as information regarding other affordable housing opportunities within the city.		
H-C-1 The City will utilize its GIS system to identify vacant infill sites within the city, where services are already available, to be targeted for new affordable housing development. These sites are currently identified in the Land Inventory of this Housing Element and available at the City's Planning Department. The City will advertise on its website a list of vacant infill sites to facilitate the development of new affordable housing.	The Housing Element Land Inventory Map is available at the City's Planning Department and staff are available to discuss infill sites as developers inquire, this is common practice at the City.	Delete

<i>Program</i>	<i>Progress</i>	<i>Continue/Modify/Remove</i>
H-C-2 The City will continue to negotiate written agreements with the County to transfer RHNA fair share allocations due to annexations of vacant land designated for residential use and establish the standards and conditions that will subsequently be applied on a project-by-project basis. The success of written agreements developed will be evaluated and any findings incorporated into the future contracts in order to adequately provide for regional fair share housing needs. Additionally, the City will work with the County and SACOG to incorporate changes to target adjustments to RHNA allocations established in agreements in subsequent Housing Element updates.	The City annexed 233.1 acres of land from the County and worked with the Sacramento Area Council of Governments (SACOG) to adjust the Regional Housing Needs Allocation (RHNA) as necessary. In the 2013-2021 projection period, the adjustment was 2,679 units. In the 2021-2029 projection period, the adjustment is 3,308 units.	Delete, the County does not have any annexations planned during the 6th cycle projection period.
H-C-3 In order to continue to meet affordable housing needs, Sutter County will assist in obtaining funding for any planned affordable housing projects that are to be annexed. Annexation agreements/written documents will identify any such projects and will outline joint funding strategies.	The annexations that took place during the planning period consisted of pre-existing developed properties and did not include any planned affordable housing projects.	Modify to continue to collaborate with Sutter County on joint funding strategies for affordable housing.
H-C-4 Annually estimate the amount of vacant land available for single-family and multiple-family residential housing within the City's sphere of influence. When the remaining dwelling unit capacity of that land falls below an estimated supply necessary for a three-year period, the Planning Department shall recommend amendments to the Planning Commission and City Council to increase the supply.	The City continues to monitor sites to ensure there are sufficient sites to meet the RHNA.	Delete, the city has sufficient sites within the city limits and does not need to monitor sites within the sphere of influence (SOI).

<i>Program</i>	<i>Progress</i>	<i>Continue/Modify/Remove</i>
H-C-5 To ensure that there is a sufficient supply of multifamily zoned land to meet the City’s RHNA, the City will encourage lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. In addition, the City will allow administrative processing of lot consolidation. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer one or more of the following incentives on a project-by-project basis: • Allow affordable projects to exceed the maximum height limits. • Lessen set-backs. • Reduce parking requirements. • The City will also consider offsetting fees (when financially feasible).	The City did not receive any projects that proposed lot consolidation to develop multifamily development. The City did not hold formal annual meetings with local developers to discuss development opportunities but was and is available to discuss sites upon developer inquiries. The City will continue to encourage lot consolidations and promote incentives to support the development of multifamily housing.	Continue
H-C-6 During the period of the 2013–2021 Housing Element update, the City will annex land within the Lincoln East Specific Plan Area (LESP) to help to accommodate the City’s RHNA. Approximately 50 acres are zoned for high density multifamily residential use at a density range of 12-36 units per acre with an average density of 24 units per acre. The LESP includes a minimum 10% affordable housing goal and allows owner-occupied and multifamily rental residential uses by right, without discretionary approval.	The Lincoln East Specific Plan (LESP) area was not annexed during the planning period. Previously anticipated development became financially infeasible due to lack of infrastructure, land processing costs, required phasing and mitigation.	Delete

<i>Program</i>	<i>Progress</i>	<i>Continue/Modify/Remove</i>
H-C-6 (Continued) The City will amend the LESP to require a minimum density of 20 units per acre and allow residential uses only on enough acres to ensure a minimum of 529 units will be developed on sites zoned medium high density to accommodate the identified shortfall of units affordable to lower-income households. The City has worked with the Sutter County Local Agency Formation Commission (LAFCO) on the proposed annexation and will continue to work with the property owners to move towards annexation of the LESP area. To ensure adequate sites are available throughout the planning period to meet the City’s RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City’s RHNA. The LESP area represents an important opportunity for higher density sites. As part of the inventory monitoring, the City will specifically review progress in annexing these areas annually. If the annexation is not completed, the City will identify and rezone adequate sites to meet the lower-income RHNA by December 31, 2016. The City will report its progress to HCD on an annual basis in its annual reports, pursuant to Government Code Section 65400.		

<i>Program</i>	<i>Progress</i>	<i>Continue/Modify/Remove</i>
H-D-1 Continue and expand, where feasible, partnerships with for-profit or nonprofit housing organizations to provide affordable housing. Consider contracting with additional organizations to provide housing services and information for special needs groups within the City.	The City continues to partner with the Regional Housing Authority to provide affordable housing. The City approved a new, 40-unit apartment complex, New Haven Court, which opened in April 2021. New Haven Court is managed in partnership by Hands of Hope and Sutter-Yuba Behavior Health and provides housing for special-needs populations (chronically homeless and persons with disabilities) earning up to 50% Area Median Income (AMI).	Continue
H-D-2 Continue to work with Sutter County, the farm industry, and neighborhoods where housing projects are proposed to facilitate the provision of farmworker housing. Assist in meeting the housing needs of farmworkers in and around Yuba City. The City will work with the County, develop a list of sites with the appropriate zoning suitable for farmworker housing and assist the County and other development partners in the form of technical assistance with the preparation of the application for farmworker housing funds as the need arises. Additionally, when funding is available, the City will provide matching funds for the County and other development partners that plan to provide new farmworker housing units and encourage the development of units targeted toward single farmworkers. Consider adding priority processing for applications to develop housing for farmworkers. When and if necessary, engage residents of neighborhoods around potential farmworker housing sites in a public workshop to discuss current laws surrounding the siting of farmworker housing and promote discussion to circumvent unnecessary confrontation.	The Housing Authority takes the lead on farmworker housing in the City. The City continues to support the Housing Authority's efforts. The Housing Authority developed a 10-unit farmworker project located in Richland Housing that was completed in 2015. The Housing Authority maintains 190 units of farmworker housing at Richland Farm and an additional 99 beds of migrant worker housing at its Richland Public Housing.	Continue

<i>Program</i>	<i>Progress</i>	<i>Continue/Modify/Remove</i>
H-D-3 The City will continue to encourage diversity in unit size within multiple-family housing projects and to be proactive in the development of three- and four-bedroom housing units for large families by granting priority funding for projects which include three or more bedrooms.	The City continued to encourage diversity in unit size.	Delete
H-D-4 The City will, as required by SB 2, amend the zoning code for transitional and supportive housing as a residential use in all zones allowing residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone and without any discretionary action. The zoning code will also be amended to include the following definitions related to transitional and supportive housing per Government Code Sections 65582(f), (g) and (h): • “Supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. • “Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with	The City is completing an update to its other General Plan elements and Zoning Code concurrently with this Housing Element update. These definitions will be added as a part of the update process. This program was updated to meet state law requirements.	Continue

<i>Program</i>	<i>Progress</i>	<i>Continue/Modify/Remove</i>
H-D-4 (Continued) Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. • “Transitional housing” means buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.		
H-D-5 In order to remove constraints on housing for persons with disabilities under guidelines set forth in the Fair Housing Act, provide a reasonable accommodation procedure that is available to individuals with disabilities and their representatives as well as providers of housing for individuals with disabilities. Evaluate the zoning regulations for ADA compliance and formalize a provision for reasonable accommodations for persons with disabilities that will be separate from a variance or use permit. When updating the zoning and building code to include a reasonable accommodation measure the City will reference the model ordinance and examples provided to the City by HCD to open housing opportunities to individuals with disabilities. Provide safeguards on privacy interests of applicants and providers. Provide an opportunity for appeal of adverse decisions by aggrieved applicants.	The City currently follows the Fair Housing Act and will continue this program to create model ordinance for reasonable accommodations.	Continue

<i>Program</i>	<i>Progress</i>	<i>Continue/Modify/Remove</i>
H-D-6 Continue to offer specific incentives for development of individual or group-care housing affordable to the City’s senior and special needs populations through City-specific density bonuses (in addition to state requirements), reduced parking requirements, and development fee reductions for projects at infill localities.	The City approved a 40-unit apartment complex, New Haven Court, which opened in April 2021 and provides housing to special-needs populations (chronically homeless persons and persons with disabilities) earning less than 50% AMI. The City offered development fee reductions and permitted reduced parking requirements to support the development of the New Haven Court project.	Continue
H-D-7 Continue to promote equal housing opportunities to educate residents, developers, nonprofit organizations, and decision-makers on Fair Housing, including holding an annual fair housing fair. Continue to provide notice and information on fair housing rights and responsibilities by providing information at the Development Services Department counter, on the City’s website, and other centers and public facilities throughout the community. The City will disseminate information in languages other than English and where appropriate through various forms of non-written media. Refer known incidents of discrimination in lending practices and the sale or rental of housing to US Department of Housing and Urban Development (HUD), California Department of Fair Employment and Housing, and California Department of Consumer Affairs and/or California Rural Legal Assistance for action.	Through its partnership with Regional Housing Authority, Yuba City distributes information on fair housing in English, Spanish, and Punjabi to organizations that work with the general public and represent the building and real estate agencies. The Regional Housing Authority conducts annual fair housing events to raise awareness of fair housing issues. The City complies with fair housing law regarding complaints by referring fair housing cases to 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 nonprofit organizations such as California Rural Legal Assistance (CRLA). Yuba City has not tracked how many cases were referred during the previous planning period but will continue to refer fair housing cases.	Revise to address AB 686/continue

<i>Program</i>	<i>Progress</i>	<i>Continue/Modify/Remove</i>
H-D-8 The City will work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for seniors, large families, female headed households, female-headed households with children, persons with disabilities and developmental disabilities, extremely low-income households, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The City will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the city, county, state and federal governments. In addition, as appropriate, the City will apply or support others' applications for funding under state and federal programs designated specifically for special needs groups and other lower-income households such as seniors, persons with disabilities, extremely low-income households, and persons at risk for homelessness.	The City approved a 40-unit apartment complex, New Haven Court, which opened in April 2021 and provides housing to special-needs populations (chronically homeless persons and persons with disabilities) earning less than 50% AMI. The City offered development fee reductions and permitted reduced parking requirements to support the project. In January 2021, the City approved a 176-unit affordable apartment complex, Richland Village Project, to house individuals and families earning up to 60% AMI. The City offered reduced development impact fees to support the development of this project.	Continue
H-D-9 To comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will amend the zoning code to 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 (Section 17021.5). The zoning code 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 (Section 17021.6) in zones where agricultural uses are permitted.	The City currently allows for farmworker housing and will amend their zoning code to meet state law.	Continue

<i>Program</i>	<i>Progress</i>	<i>Continue/Modify/Remove</i>
H-E-1 Incorporate energy conservation measures as an integral part of housing rehabilitation programs. Provide free information to residents on energy conservation and available programs at the Development Services Department counter and on the City's website, and feature energy conservation as an important part of the annual Housing Fair.	The City developed marketing material through the Sutter-Butte Energy Program to provide energy conservation to community members from 2013 to 2017. The marketing materials were included with water bills, provided as counter brochures, and promoted in a social media campaign. Additionally, the City distributed energy conservation information at multiple annual events, including the Yuba-Sutter Fair, Downtown Summer, and Winter Stroll.	Continue
H-E-2 Encourage participation in PG&E's Community Resource Project Inc., home energy audits, weatherization and minor home repair programs, particularly for extremely low-, very low- and low-income households. Information on these programs will be provided via brochures available at the Development Services Department counter, on the City's web site, and at the annual Housing Fair.	Through its participation in the Local Governments Partnership with PG&E and the Sutter Buttes Energy Watch, the City encouraged participation in PG&E's Community Resource Project Inc., home energy audits, weatherization, and minor home repair programs. Marketing materials were included in water bills, provided as counter brochures, and promoted in social media campaigns. Additionally, the City distributed weatherization information at multiple annual events, including the Yuba-Sutter Fair, Downtown Summer, and Winter Stroll.	Combine with H-E-1

9 Housing Program Schedule, 2021-2029

The following policies and actions provide a systematic program for achieving Yuba City's fair share of regional housing needs, maintaining the existing housing stock, providing affordable housing, facilitating the production of a wide range of housing types, and facilitating the incorporation of energy-efficient materials and technology in new and existing housing units. Each implementing action contains a specific objective and identifies a timeline, responsible agency, and resources for the accomplishment of that objective. The City will strive to meet or exceed the quantified objectives. The quantified objectives are based on realistic expectations given funding expected to be available, anticipated staffing levels, capacity of service providers, and future housing market projections during the eight-year period of the Housing Element.

Regulatory Requirements and Incentives

Policy H-A **Provide regulatory incentives to ensure the construction and maintenance of safe and sanitary housing with adequate public services for existing and future residents of the city.**

H-A-1 **Conservation of Existing Housing.** Continue to enforce City building, fire, health, and zoning codes to remedy existing pockets of blight and deterioration to conserve and improve the condition of existing affordable housing stock in coordination with rehabilitation and other infrastructure improvement programs. This includes continuing to offer Single-Family and Multifamily Rehabilitation Programs and continuing to partner with a rehabilitation housing consultant to offer the Housing Rehabilitation Program. The City will explore the feasibility of allowing the Owner Occupied Rehabilitation Program to pay for solar panels for low-income households, particularly seniors. Additionally, the City will meet with the Regional Housing Authority to identify and apply for funding opportunities to provide relocation assistance to residents at risk of displacement due to rehabilitation needs. The City will collaborate with the Housing Authority to target efforts in the rehabilitation assistance programs in areas of concentrated poverty, particularly in low resource areas, to reduce displacement risk for lower-income households due to housing condition or cost of repairs. The City will provide ~~informational marketing~~ materials in languages other than English, as needed. The City will create a program to prevent displacement and mitigate relocation impacts as a result of code enforcement activities.

Responsible Agency: Development Services Department

Timeline: Meet annually with rehabilitation housing consultant regarding the Housing Rehabilitation Program. Develop the code enforcement program that mitigates displacement and relocation impacts on residents within one year of the adoption of this Housing Element. Collaborate with the Regional Housing Authority to identify potential funding relocation resources for displaced or at risk of displacement residents within one year of adopting this housing element.

Funding/Resources: General Fund, Permit Fees, Community Development Block Grant (CDBG)

Quantified Objective: Support 30 rehabilitated units through housing rehabilitation programs and conserve 120 homes where maintenance is completed as a result of code enforcement efforts. Prevent displacement of 15 households. Mitigate relocation impacts for 5 households.

H-A-2

Accessory Dwelling Units. Continue the City’s policy that allows for accessory dwelling units (ADUs) within single-family residential neighborhoods by reducing lot coverage requirements and allowing for tandem parking when setback requirements are met. In addition, the zoning code will be amended to allow ADUs and Junior ADUS (JADUs) in all zones where residential structures are allowed (R-1, R-2, R-3, C-1, C-2, C-3 and C-O), in accordance with Assembly Bill (AB) 2299 and Senate Bill (SB) 1069. The City will also promote ADU construction through informational brochures on the permitting process and benefits of second unit development that will be available at City buildings and on the City’s website. The City will identify and offer incentives for ADU development. The City will provide preapproved ADU plans. The City will emphasize the benefits of ADUs to property owners in high resource areas to encourage construction in these areas to improve mobility options for lower-income households and to increase housing supply to meet shortages of affordable units and housing overall as a result of displacement due to the Camp Fire. The intent of increasing the supply of ADUs is to aid in reducing displacement risk due to housing supply and costs.

Responsible Agency: Development Services Department

Timeline: Update the Zoning Code to comply with state law within one year of Housing Element adoption; develop informational materials by March 2022.

Funding/Resources: General Fund.

Quantified Objective: 40 ADUs produced during the planning period to increase supply and prevent displacement of lower-income households. 20 of the 40 in high or moderate resource areas to encourage housing mobility.

H-A-3

Facilitate a Variety of Housing Types. The City will continue to ensure that zoning standards and development requirements facilitate the construction of a diversity of housing types, including apartment complexes, group housing, and townhomes to meet the needs of all households and income levels. Understanding that higher-density housing often means more affordable housing, the City will continue to encourage development at the higher end of the density range in land designated as low/medium- and medium/high-density residential in the General Plan, with a special emphasis on high opportunity areas, through the following actions:

- Provide density bonuses in accordance with Sections 65915 through 65918 of the California Government Code.
- Continue to negotiate alternative development standards, such as increased height limits, alternative parking standards, street improvement standards, maximum density, and lot coverage.
- The City will encourage construction of affordable housing at a range of densities throughout the city, primarily in high resource areas, -to combat the concentration of lower-income households downtown, improve housing mobility opportunities, and increase the supply of subsidized units in high resource areas.

Responsible Agency: Development Services Department

Timeline: Meet annually with developers to discuss barriers to constructing varied housing types; provide incentives as projects are proposed.

Funding/Resources: General Fund

Quantified Objective: 4 density bonus projects to serve senior and special-needs populations; 2 located in high or moderate resource areas. 88 bonus units are expected to be created through density bonuses. 1,544 homes for lower income households, 602 homes for moderate-income households and 1,303 homes for above moderate-income households.

H-A-4

Infrastructure Provision and Financing. Minimize infrastructure costs for residential development by identifying infrastructure needs and available sources of funding for infrastructure improvements. The City will analyze existing and potential infrastructure financing measures for their ability to meet infrastructure needs without an adverse impact to housing costs and identify and apply for state, federal or United States Department of Agriculture (USDA) infrastructure funding programs to support improvement efforts. The City shall monitor the cost of infrastructure and associated fees on development to determine whether they impact the production of housing and will develop a strategy to reduce costs for developers, if needed. The City will focus the implementation of this program in areas of concentrated poverty. ~~The City will continue to implement its water fees financing program which provides a method for customers to have the connection and extension fees added to their property taxes as a lien over a 10-year period, along with interest and administrative fees.~~

The City will continue to implement its water and wastewater fees financing program which provides a method for customers to have the connection and extension impact fees financed through property tax assessment over a 10-year period, along with interest and administrative fees. The fees financing program will be focused on promoting the development of multifamily housing in high resource areas to encourage housing mobility.

The City will implement its *Water Treatment Plant and Distribution Master Plan* (adopted in January 2019) and the *Wastewater Treatment Facility and Collection System Master Plan* (adopted August 2020) which identify specific infrastructure needs within the City, and continue to annually budget funds to perform those repairs and improvements of existing deficient utility infrastructure in low income areas of the City.

The City will continue to monitor and budget available water and wastewater funds to provide rehabilitation and improvements of deficient utilities in low income areas to comprehensively improve infrastructure and community amenities to promote equitable quality of life. The City will coordinate with SACOG through the Green Zones program to promote infill development and will work to find available resources to ensure utility infrastructure is in place to provide for housing development and redevelopment.

Responsible Agency: Development Services Department

Timeline: Annually evaluate measures and apply for at least three funding sources, as Notices of Funding Availability (NOFAs) are released. Monitor the cost of infrastructure and associated fees and amend infrastructure documents as needed as applications are processed through the Development Services Department.

Funding/Resources: Utility Rates, Development Impact Fees, State/Federal grants, General Fund USDA grants, General Fund

Quantified Objective: Improved infrastructure to provide adequate fire protection, water, and sewer services for the existing, approximately 1,577 homes and the anticipated infill of 83 additional homes in the CCSP, as a place-based strategy for preventing displacement.
Fee financing program participation for 2 multifamily developments in high resource areas to encourage housing mobility and provide 200 lower income units.

H-A-5 Permit Streamlining Process. The City will establish a written policy or procedure and other guidance as appropriate to specify the Senate Bill (SB 35) streamlining approval process and standards for eligible projects, as set forth under California Government Code Section 65913.4.

Responsible Agency: Development Services Department

Timeline: Develop streamlining process within one year of Housing Element adoption.

Funding/Resources: General Fund, permit fees

H-A-6 Density Bonus. The City will codify the City's density bonus ordinance in compliance with the state's density bonus law (Government Code Section 65915, as revised) and will continue to offer specific incentives for the development of individual or group-care housing affordable to seniors and special-needs population through City-specific density bonuses, reduced parking requirements, and development fee reductions for projects in infill locations. The City will promote the availability of density bonuses to affordable housing providers to increase supply of subsidized units and will work with developers to identify sites for high density affordable housing in high resource areas outside of downtown.

Responsible Agency: Development Services Department

Timeline: Codify the density bonus ordinance within one year of adoption of the Housing Element; offer City-specific density bonuses as eligible projects are submitted.

Funding/Resources: General Fund, permit fees

Quantified Objective: 4 density bonus projects to serve senior and special-needs populations; 2 located in high or moderate resource areas. 88 bonus units are expected to be created through density bonuses.
~~88 units are expected to be created through density bonuses.~~

H-A-7 SB 2 Implementation. As part of the City's SB 2 grant workplan, the City plans to complete focused work related to the minor update of the City's General Plan to align it with current state laws. The update to the General Plan will help the City to establish, adopt, and implement objectives and policies to promote development of more by-right housing and sustainability.

The City plans to use SB 2 funding to further the following tasks related to the General Plan update:

- Community outreach and study sessions to identify updates and policy changes to be addressed.
- Preparation of a background report of existing conditions.
- Update all required elements of the General Plan to meet new state law requirements.
- Review the City’s zoning code to identify immediate and future changes.
- Conduct an environmental analysis and adopt a Supplemental EIR.

Responsible Agency: Development Services Department

Timeline: Complete the General Plan Update, Zoning Code Update, Environmental Analysis, and Public Outreach by July 2022.

Funding/Resources: SB 2 Grant

Quantified Objective: 183 units: 50 moderate-income units and 133 lower-income units to support housing mobility and prevent displacement

H-A-8

Objective Design Standards. As described in Section 6, Constraints, to comply with Government Code Section 65589.5, the City will update subjective design guidelines with objective standards, ensuring a balance between predictability for housing development applicants and flexibility in design choices. Objective design standards are defined in Government Code Sections 65913.4 and 66300(a)(7) as standards that “involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.”

Responsible Agency: Development Services Department

Timeline: Complete Objective Design Standards by July 2022.

Funding/Resources: General Fund

Quantified Objective: Approve 50 lower-income units through a streamlined process using objective design standards that facilitate housing.

Funding

Policy H-B

Provide incentives and programs to ensure the provision of extremely low-, very low-, low-, and moderate-income housing units to meet community needs.

H-B-1

First-Time Home Buyers Program. The City will continue to apply for additional funding, as funding becomes available, to support the Regional Housing Authority’s First-Time Home Buyer Program to encourage and facilitate the purchase of affordable housing units by low-income households. To assist low-income first-time home buyers to be purchase ready, the City will promote the free HUD-certified homebuyer courses that are offered locally. The City will provide materials in languages other than English, as requested. To encourage housing mobility, the City will collaborate with the Housing Authority to encourage use of the program in areas of high opportunity and resources and will assist first time home buyers in locating housing in high resource areas. Also, as a part of Program H-F-1, the City will support non-profit organizations in their efforts to

combat lending practices that disproportionately impact people in protected classes including race, color, national origin, religion, sex, age, or disability.

Responsible Agency: Development Services Department

Timeline: Apply for funding annually. Promote free HUD-certified homebuyer courses in an ongoing basis.

Funding/Resources: State-administered HOME, CalHome Program, Self-Help Homeownership Opportunity Program (federal)

Quantified Objective: Assist 12 first-time home buyers; 8 of the 12 in areas of concentrated poverty.

H-B-2

Housing Choice Voucher Program. Continue to strive to increase the number of extremely low-, very low-, and low-income households receiving rental assistance and support applications by the Regional Housing Authority of Sutter and Nevada Counties for Section 8 Housing Choice Vouchers as well as Article 34 referenda requests. In addition, support increase in the number of these types of households receiving rental assistance through Tenant Based Rental Assistance via HOME. Additionally, the City will direct residents of “at risk” units to obtain Section 8 vouchers to assist with connecting them with housing opportunities throughout Yuba City.

As City resources allow, to enhance housing mobility and access to higher opportunity areas, the City will:

- Conduct outreach to property managers in high resource areas with a low percent of vouchers to provide education on source of income discrimination and voucher programs and to encourage them to accept Section 8 assistance.
- Compile information on organizations that provide pre- and post-move services to voucher holders.
- Collaborate with high performing school districts to attract a diversity of staff to serve lower income students particularly in low resource areas with high rates of diversity.
- Encourage collaboration between local governments and community land trusts as a mechanism to develop affordable housing in higher-opportunity areas.
- Post information on the City’s website, including City-wide affordable rental registries

Responsible Agency: Regional Housing Authority of Sutter and Nevada Counties and Development Services Department

Timeline: Annually and ongoing.

Funding/Resources: State-administered HOME, Federal Section 8 Housing Choice Voucher Program funding

Quantified Objective: To provide housing choice and mobility options, c~~Conserve~~ 576 Section 8 vouchers in use in Yuba City. 50 percent of households targeted towards special needs groups, as defined by Government Code Section 65583(a)(7)

H-B-3

At-Risk Housing Units. State law requires jurisdictions to provide a program in their housing elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. Units that are considered “at-risk” are subsidized low-income housing projects whose subsidized contract expires within 10 years, putting the units at risk of being converted to market-rate and being lost as affordable housing. While there are no units whose contract is set to expire within 10 years, the Sutter Village and Live Oak Apartments have Section 8 contracts that require annual review and are therefore considered “at-risk.” Given this, there are 109 units at risk of conversion to market rate during the 2021-2029 planning period.

The City will continue to regularly refer to the list that the Housing Authority maintains of all dwellings within the city that are subsidized by government funding or low-income housing developed through local regulations or incentives and that the City will contact all property owners within three years of affordability expiration to discuss the City’s desire to preserve complexes as affordable housing and ask them to provide at least two years’ notice prior to the conversion of any units for lower-income households to market-rate units. Participation from agencies interested in purchasing and/or managing at-risk units will be sought. Coordinate with owners of expiring subsidies to ensure tenants receive the required notices at 3 years, 6 months, and 12 months, per state law. The City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law. The City shall contact entities such as California Rural Legal Assistance (CRLA) to assist renters.

If the City learns of any unexpected potential conversions or changes in ownership, the City will take the following actions:

- Meet with the owners (or their representatives) of the subsidized rental housing developments that are facing unexpected risk to the affordable units in a timely fashion, to discuss their plans for maintaining, converting, or selling their properties. If any of the owners indicate that the affordability of the units is at risk of conversion to market rate housing or that the owner intends to sell the property, the City will seek to facilitate the acquisition of the property by another for-profit or nonprofit entity to preserve the rental units as affordable housing. The City will not take part directly in negotiations regarding the property but will apply for state or federal funding on behalf of an interested nonprofit entity, if necessary, to protect the affordability of the rental units. The City will request that the property owners provide evidence that they have complied with state and federal regulations regarding notice to tenants and other procedural matters related to conversion, and the City will contact HUD, if necessary, to verify compliance with notice requirements.
- Work with the Housing Authority to ensure that low-income tenants displaced as a result of a conversion receive priority for federal housing vouchers.
- Ensure that tenants are adequately notified throughout the preservation/acquisition process as to the status of their housing units, impacts of the ownership change or preservation process on occupancy and rents, their rights and responsibilities as tenants, and who to contact with questions or concerns. The City will work with the responsible entity (whether the existing property owner, the Housing Authority, a nonprofit entity, or a new for-profit entity) to distribute information and conduct tenant meetings, as needed, to keep residents informed of the preservation process, tenant options, and what to expect once the process has been completed.

Responsible Agency: Development Services Department

Timeline: Annually and ongoing.

Funding/Resources: General Fund and CDBG

Quantified Objective: Conserve 149 low-income rental units, especially the 109 units at Sutter Village and Live Oak Apartments that have Section 8 contracts that require annual review.

Adequate Sites

Policy H-C Continue to work with Sutter County on actions to fulfill Yuba City's fair share of regional housing needs.

H-C-1 **Regional Approach to Affordable Housing.** To continue to meet affordable housing needs, the City will work with Sutter County to assist in obtaining funding for any planned affordable housing projects and develop joint funding strategies to subsidize and support the construction of affordable housing.

Responsible Agency: Development Services Department

Timeline: Within sixth months of the adoption of the housing element, and then on an annual basis, the City will contact Sutter County and local affordable housing developers.

Funding/Resources: General Fund

Quantified Objective: Assist 5 affordable housing developments with applying for funding. Target development of these developments in areas of concentrated overpayment to reduce displacement risk and in high opportunity areas to facilitate mobility for lower-income households.

H-C-2 **Lot Consolidation for Multifamily Development.** To ensure that there is a sufficient supply of multifamily zoned land to meet the City's Regional Housing Needs Allocation (RHNA), the City will encourage lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. Although the City is not relying on small sites to meet any of the lower-income RHNA, the City recognizes the importance of encouraging lot consolidations to facilitate development. The City will encourage lot consolidation in high opportunity areas. In addition, the City will allow administrative processing of lot consolidation. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer one or more of the following incentives on a project-by-project basis:

- Allow affordable projects to exceed the maximum height limits.
- Lessen set-backs.
- Reduce parking requirements.
- The City will also consider offsetting fees (when financially feasible).

Responsible Agency: Development Services Department

Timeline: Ongoing, as projects are proposed through the Development Services Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.

Funding/Resources: General Fund

Quantified Objective: Facilitate 5 consolidations of small residential lots into larger developable lots in high or moderate resource areas to facilitate mobility.; 200 lower-income units in high opportunity areas to facilitate mobility.

H-C-3

Residential Demolitions. To mitigate the loss of affordable housing units, new housing developments shall be required to replace all affordable housing units lost due to new development. In accordance with Section 65583.2 subdivision (g), the City will also require replacement housing units subject to the requirements of Government Code, Section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to:

- Non-vacant sites
- Vacant sites with previous residential uses that have been vacated or demolished.

In conjunction with the commitment in Program H-F-1 (*Within one year of adoption of the Housing Element, create programs to prevent and mitigate displacement*) the City will address residential demolitions as a cause of displacement and implement actions in accordance with State law to prevent or mitigate displacement as a result of residential demolitions.

Responsible Agency: Development Services Department

Timeline: Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed, 2021–2029.

Funding/Resources: General Fund

Quantified Objective: Contained in the Quantified Objective of Program H-F-1.

H-C-4

Water and Sewer for Lower-Income Housing. In compliance with Chapter 727, Statutes of 2004 (SB 1087), upon completion of the adopted Housing Element, the City will immediately deliver the Housing Element to the City's Public Works Department ~~local water and sewer providers~~, along with a summary of its regional housing needs allocation. ~~a local government is responsible for immediately distributing a copy of the element to area water and sewer providers.~~ In addition, the City's Public Works Department ~~water and sewer providers~~ must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.

Responsible Agency: Development Services Department

Timeline: ~~Within one month of~~ Immediately upon adoption of the Housing Element, the City will deliver the Housing Element to the City's Public Works Department ~~local water and sewer providers.~~ The City will ensure that proposed developments which include housing units affordable to lower-income households continue to receive priority water and sewer service.

Funding/Resources: General Fund

H-C-5

Residential Uses in Non-Residential Land Use Designations.

To increase flexibility in where and how residential uses are allowed, and thus increase mobility opportunities, the City will take a variety of actions. Including:

- The City will remove the Use Permit requirement for multifamily development in the C-1 and C-O zones.
- Currently, live/work residential uses are permitted in the General Plan Office and Office Park land use designations. The City commits to updating the General Plan and zoning code to allow additional residential uses in these areas.
- Currently, residential uses are allowed in commercially designated areas if they are above a business. The City will update the General Plan and zoning code to provide greater flexibility in developing residential uses in one or more commercial zones, including allowing a building with all residential uses to occupy a portion of sites and by allowing sites to be developed with projects that are 100 percent residential uses.
- The City will provide incentives for mixed use and residential development in areas with non-residential land uses including offering expedited review process, density bonus, fee deferrals or reductions and modifications to setback, parking and height requirements. To encourage mixed use and residential development in areas with non-residential land uses, the City shall also provide outreach to attract and support affordable housing developers in the City, including developers of senior housing, extremely low-income units, and permanent supportive housing for persons with disabilities and developmental disabilities. The City will monitor the effectiveness of its efforts to offer incentives to developers. If this program is not effective, the City will immediately implement alternative strategies such as incorporating feedback from developers on how to better encourage residential development, as well as, considering residential performance standards and rezoning and redesignating sites to residential.
- The City will increase allowable heights in the C-1 zone to remove barriers to residential development.

Responsible Agency: Development Services Department

Timeline: Determine whether to expand residential uses and provide greater flexibility for residential development in commercial areas as part of the General Plan amendment process; amend the General Plan and zoning code to allow these uses, if needed, by July 2023. Conduct outreach to developers to promote residential development in non-residential zones and land use areas annually.

Funding/Resources: General Fund

Quantified Objective: 839 units developed in areas currently designated as Community Commercial, Neighborhood Commercial, Office and Office Park and Regional Commercial and affordable to households with lower incomes.

H-C-6**Residential By-Right for Developments with 20% Affordable**

To comply with AB 1397, sites with APNs 51-540-039, 51-062-010, 51-040-011 in the land inventory in this 6th cycle Housing Element shall be allowed to be developed for residential use by-right, in accordance with Government Code 65583.2(c). This by-right (without discretionary review) requirement is only for housing developments in which at least 20 percent of the units are affordable to lower-income households. The application of the requirement should not be used to further constrain the development of housing. As such, housing developments that do not contain the requisite 20 percent would still be allowed to be developed according to the underlying (base) zoning. APNs 51-540-039, 51-062-010, 51-040-011 are currently zoned R-3, which does not require a Use Permit for multifamily housing development.

Responsible Agency: Development Services Department

Timeline: By May 15, 2024

Funding/Resources: General Fund

Quantified Objective: 183 units: 50 moderate-income units and 133 lower-income units to support housing mobility and prevent displacement.

H-C-7**2013-2021 and 2021-2029 Regional Housing Need**

In order to meet state law requirements (Government Code Sections 65583(c)(1)(A) and 65583(c)(1)(B)) to address the 2013–2021 and 2021-2029 RHNA and to ensure a sufficient selection of sites are available for higher density development, the City shall amend the General Plan and the Zoning Codes, as needed, and as detailed in Chapter 5 provide adequate sites for 208 lower income units at a minimum of 20 dwelling units per acre on certain sites or in certain zones. The City will redesignate/rezone a minimum of 10.4 acres to Medium/High Density Residential – R-3 to meet this need. The sites redesignated/rezoned will allow up to 36 units per acre. At the minimum density of 20 units per acre, the redesignated/rezoned 10.4 acres would yield 208 units. At a realistic capacity of 25 units per acre, the redesignated/rezoned 10.4 acres could accommodate 260 units. The redesignated/rezoned sites must allow owner-occupied and rental multifamily housing “by right” without discretionary review if 20 percent or more of the units in a project proposed on the site are affordable to those with lower incomes. The redesignated/rezoned sites must be able to accommodate a minimum of 16 units per site. At least half (50 percent) of these sites shall be designated/zoned for residential uses only, except that all of the very low and low-income housing need may be accommodated on sites designated for mixed uses if those sites allow 100 percent residential use and require that residential uses occupy 50 percent of the total floor area of a mixed-use project. The applications can be subject to design review as long as the project does not trigger the CEQA review process. Water, sewer and dry utilities are either already available at sites that will be rezoned or the City will plan for extensions so that services will be available as needed.

Responsible Agency: Development Services Department

Timeline: Specific sites will be rezoned prior to May 15, 2022

Funding/Resources: General Fund

Quantified Objective: 208 units affordable to households with lower incomes to prevent displacement.

Special-Needs Housing

Policy H-D **Facilitate the production of various housing types and densities to meet the needs of all income groups and ensure that housing opportunities are open to all without regard to race, color, age, sex, religion, national origin, family status, or physical handicap. The City shall seek to meet the special housing needs of individuals with disabilities and developmental disabilities, extremely low-, very low- and low-incomes, large families, senior citizens, farmworkers and their families, female-headed households with children, and others with special needs.**

H-D-1 **Partner with Housing Advocates.** Continue and expand, ~~where feasible~~, partnerships with for-profit or nonprofit housing organizations, including the Regional Housing Authority, to provide affordable housing for special-needs groups, including but not limited to low, very-low and extremely-low-income households. ~~Consider contracting~~ with additional organizations to provide housing services and information for special-needs groups within the City. Work with service providers so that City staff can to engage directly with their clients to hear firsthand the needs of the residents in Yuba City. Meet with organizations to identify sites for affordable housing in high resource areas and provide technical assistance, when requested, in identifying funding to subsidize units. Increasing the supply of affordable housing and focusing this development in high resource areas will combat concentrations of lower-income households that currently exist in downtown and will provide opportunities for housing mobility.

Responsible Agency: Development Services Department

Timeline: Contact potential partners annually and as project opportunities arise.

Funding/Resources: State-administered HOME, CDBG, McKinney-Vento Continuum of Care funding.

Quantified Objective: Assist other agencies and nonprofits in providing financial assistance and affordable housing for at least ~~eight~~ 16 lower-income households, preferably in moderate and high resource areas.

H-D-2 **Farmworker Housing.** Continue to work with Sutter County, the farm industry, and neighborhoods where housing projects are proposed to facilitate the provision of farmworker housing. Assist in meeting the housing needs of farmworkers in and around Yuba City. The City will work with the County to develop a list of sites with the appropriate zoning suitable for farmworker housing and assist the County and other development partners in the form of technical assistance with the preparation of the application for farmworker housing funds as the need arises. Additionally, when funding is available, the City will provide matching funds for the County and other development partners that plan to provide new farmworker housing units and encourage the development of units targeted toward single farmworkers. The City will provide priority processing for applications that include housing for farmworkers. When and if necessary, engage residents of neighborhoods around potential farmworker housing sites in a public workshop to discuss current laws surrounding the siting of farmworker housing and promote discussion to circumvent unnecessary confrontation.

Responsible Agency: Development Services Department

Timeline:

- Within two years of the adoption of the Housing Element for the development of a list in cooperation with Sutter County of farmworker housing sites.
- Within two years of the adoption of the Housing Element for ~~the consideration of~~ adding priority processing of applications to develop housing for farmworkers.
- City staff will be available on an ongoing basis to provide technical assistance with the preparation of funding applications for farmworker housing funds.
- City staff will be available on an ongoing basis to provide public workshop(s), when necessary, to educate and promote discussion to circumvent unnecessary confrontation due to production of farmworker housing.

Funding/Resources: General Fund, USDA Rural Housing Services programs, Joe Serna Jr. Funds, California Tax Credit Allocation: Farmworker Housing Assistance Program

Quantified Objective: 80 units of farmworker housing to accommodate the applicants on the waitlist for Richland Farmworker Public Housing and prevent displacement.

H-D-3

Facilitate Construction of Special-Needs Housing. The City will remove barriers for special-needs groups, including but not limited to low, very-low and extremely-low-income households, by amending the zoning code to address the following:

- **Transitional and Supportive Housing.** Allow transitional and supportive housing as a residential use in all zones allowing residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone and without any discretionary action. Additionally, permit supportive housing by right in any non-residential or mixed-use zone that permits multifamily (AB 2162, Government Code Section 65583(c)(3).
- **Reasonable Accommodation.** In compliance with Government Code Section 65583(c)(3), the City will develop and formalize a process that a person with disabilities will need to go through to make a reasonable accommodation request to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Department of Housing and Community Development (HCD). This information will be available through postings and pamphlets at the City and on the City's website.
- **Employee Housing.** 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 (Health and Safety Code Section 17021.5). The zoning code 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 (Section 17021.6) in zones where agricultural uses are permitted. Add a definition for employee housing to the zoning code.
- **Single-Room Occupancy Units.** Allow single-room occupancy (SRO) housing without a use permit in commercial zones, as other residential uses are regulated in the City's zoning code (Government Code Section 65583(c)(1)).

- **Factory Built and Mobile Homes.** Allow Factory Built and Mobile Homes as a principally permitted use in the R-1 zone, per Government Code Section 65852.3.
- **Emergency Shelter Parking.** The City will review and revise parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the M-1 district, per Government Code Section 65583(a)(4).
- **Low-Barrier Navigation Centers.** Allow low-barrier navigation centers, a type of emergency shelter with wrap-around services, homeless persons by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses, per Government Code Section 65662.
- **Definitions.** Add the following definitions related to transitional and supportive housing per Government Code Sections 65582(f), (g) and (h):
 - “Supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.
 - “Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.
 - “Transitional housing” means buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Responsible Agency: Development Services Department

Timeline: Amend the Zoning Ordinance within one year following adoption of the Housing Element.

Funding/Resources: General Fund

H-D-4

Residential Care Facilities. Continue to offer specific incentives for development of individual or group-care housing affordable to the City’s senior and special-needs populations through City-specific density bonuses (in addition to state requirements), reduced parking requirements, and development fee reductions for projects at infill localities. Additionally, the City will explore amending provisions in the Zoning Ordinance to define and allow residential care facilities for seven or more persons only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Responsible Agency: Development Services Department

Timeline: Ongoing, as projects are processed through the Development Services Department. Identify if barriers exist to development of residential care facilities for seven or more persons and amend the Zoning Ordinance, if needed, within one year of adoption of the Housing Element.

Funding/Resources: General Fund, Section 202, CHFA financing programs

Quantified Objective: To promote more inclusive communities, facilitate the development of three individual or group care housing developments; at least one of the three developments in a high opportunity area.

H-D-5

Housing for Special Needs Groups. The City will work with housing providers to ensure that special housing needs and the needs of low, very-low and extremely-low-income households are addressed, especially residents in low-resource areas. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The City will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the city, county, state, and federal governments. In addition, as appropriate, the City will apply or support others' applications for funding under state and federal programs designated specifically for special-needs groups and other lower-income households, such as seniors, persons with disabilities, extremely low-income households, and persons at risk for homelessness.

Responsible Agency: Development Services Department

Timeline: Seek funding opportunities beginning in 2021-2022 and annually thereafter; all program components are ongoing.

Funding/Resources: Federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special-needs groups.

H-D-6

Assistance for Persons with Developmental Disabilities. The City will work with the Alta California Regional Center to implement an outreach program that informs families within Yuba City about housing and services available for persons with developmental disabilities. The program could include developing an informational brochure, posting information about services on the City's website, and/or providing housing-related training for individuals/families through workshops. The City will explore integrated housing opportunities.

Responsible Agency: Development Services Department

Timeline: Develop an outreach program and meet with Alta California Regional Center to coordinate implementation within two years of adoption of the Housing Element.

Funding/Resources: General Fund

Quantified Objective: Each year, provide information to 10 families affected by a developmental disability (80 total).

Energy Efficiency

Policy H-E **Encourage the use of energy-efficient materials and technology in new construction.**

H-E-1 **Energy Efficiency.** The City will promote energy efficiency in existing housing and new development by:

- Incorporating energy conservation measures as an integral part of housing rehabilitation programs.
- Provide free information to residents on energy conservation and available programs at the Development Services Department counter and on the City's website, and feature energy conservation as an important part of the annual Housing Fair.
- Encourage participation in Pacific Gas and Electric Company's (PG&E's) Community Resource Project Inc., home energy audits, weatherization, and minor home repair programs, particularly for extremely low-, very low-, and low-income households.
- Provide brochures of information on PG&E programs at the Development Services Department counter, on the City's website, and at the annual Housing Fair.

Responsible Agency: Development Services Department

Timeline: Ongoing, as projects are processed through the Development Services Department.

Funding/Resources: CDBG, state-administered HOME

Equal Housing Opportunity

Policy H-F **Encourage efforts to eliminate housing discrimination on the basis of age, race, sex, religion, age, marital status, national origin, family size, disability, or other potential barriers.**

H-F-1 **Affirmatively Furthering Fair Housing.** Implement the City's Analysis of Impediments to Fair Housing Choice (AI), adopted in 2020, to address disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, sex, 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 City also identified barriers to fair housing through the Fair Housing Assessment (see Section 4, *Assessment of Fair Housing*). Specific actions the City may take to address the identified barriers, and foster an inclusive community, include:

1. Implement Programs H-A-1 and H-A-2 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-B-1, H-B-2, [H-C-3](#), H-D-1) and facilitating affordable housing in high opportunity areas (e.g., Programs H-A-2, H-A-3, and H-C-5).
2. Support non-profit organizations in their efforts to combat lending practices that disproportionately impact people in protected classes including race, color, national origin, religion, sex, age, or disability. Meet with non-profits annually.

3. Include residents from areas of concentrated poverty and low--resource areas to serve on boards, committees, task forces and other local government decision-making bodies each time a vacancy is filled. Translation of materials and translators should be provided by the City, as needed.
4. Each time a housing project is proposed that may influence a particular group or neighborhood, the City will make efforts to distribute information on the project to ensure that the group or neighborhood is made aware of the project and the process and has the opportunity to respond.
5. Incentivize construction of multiple-family housing with three- and four-bedroom units for large families by prioritizing projects that include three or more bedrooms and providing incentives, such as fee waivers when funding is available, deferrals, or reduced parking on a project-specific basis.
6. As complaints or inquiries are received, continue to refer fair housing matters to HUD's Office of Fair Housing and Equal Opportunity (FHEO), and the California Department of Fair Employment and Housing (DFEH), and nonprofit organizations such as California Rural Legal Assistance (CRLA).
7. Meet biannually with fair housing enforcement organizations and agencies to identify any patterns or dominant fair housing issues in the city and discuss strategies to address these.
8. By December 2021, make materials on fair housing laws available at public locations, such as the library, grocery stores, and City Hall. Update materials annually, or as needed.
9. Ensure non-English-speaking applicants have access to programs through advertising and outreach, including accommodation for translation services.
10. Ensure that City-funded activities are disbursed throughout the city limits, avoiding concentrations in any particular census tract.
11. Apply annually for funding to actively reinvest in the most dilapidated areas of the city.
12. Provide biannual training to landlords on fair housing laws, responsibilities, and avoiding discriminatory practices.
13. Meet with Yuba City Unified School District by October 2022 to discuss strategies to develop a teacher incentive program to attract and retain high-quality teachers.
14. Promote Sutter County's CalWorks Program through making informational materials available at City buildings and meetings by May 2022 to improve access to employment training, assistance, and job opportunities.
15. Within one year of adoption of the Housing Element, create programs to prevent and mitigate displacement:
 - Create a rent stabilization program beyond what is required by California Civil Code 1946.2
 - Create a just cause eviction program to improve tenant stability beyond what is required by California Civil Code 1946.2.
 - Address residential demolitions as a cause of displacement (see also Program H-C-3).

See also Program H-B-2 for efforts to enhance housing mobility.

Responsible Agency: Development Services Department

Timeline: Refer to each strategy in the program for specific timelines.

Funding/Resources: General Fund, CDBG

Quantified Objective: To foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics:

- Prevent or mitigate the displacement of 30 lower-income households and enhance the mobility of 10 lower-income households (preservation objective).
- 218 multifamily units constructed with three or more bedrooms (12.5 percent of the lower-income RHNA).
- Annually allocate 50% of CDBG entitlement funds to rehab projects in disadvantaged areas.
- Provide 12 training sessions to landlords on fair housing and preventing discrimination.

Actions by Strategy Type:

A. Place-based revitalization strategies: Actions 1, 3, 4, 9, 10, 11, 13

B. Strategies to facilitate housing mobility: Actions 1, 2, 5, 6, 7, 8, 9, 10, 12, 13

C. Strategies to expand affordable housing in high opportunity areas: Actions 1, 2, 9, 10

D. Strategies to reduce or prevent displacement risk: Actions 1, 6, 7, 8, 9, 10, 12, 14, 15

10 Quantified Objectives

Quantified Objectives

Yuba City's strategy for developing, rehabilitating, and conserving affordable housing is focused on providing the number of units in each income category through a combination of quantified objectives identified in the Housing Program Schedule of this Housing Element (Chapter 8). The quantified objectives in the Housing Program Schedule will result in approximately 1,211 new, lower-income affordable housing units, of which, 378 will be affordable to extremely low-income households, 378 affordable to very low-income households, and 455 affordable to low-income households. Another 30 units of affordable housing will be assisted through housing rehabilitation, all of which will be affordable to low-income households. Conservation of affordable units through supportive housing assistance is estimated to assist 121 households, of which, 115 will be affordable to low-income households and 6 will be affordable to moderate-income households.

Table 10-1 summarizes the quantified objectives for the 2021-2029 Housing Element update. It includes new, rehabilitated, and conserved units, as well as supportive housing actions for lower-income households based on program objectives contained in the Housing Program Schedule.

Table 10-1: Quantified Objectives for the Housing Element Program, 2021-2029

<i>Income Category</i>	<i>New Construction²</i>	<i>Rehabilitation¹</i>	<i>Conservation/ Supportive Housing Assistance³</i>	<i>Total</i>
Extremely Low	378	0	0	378
Very Low	378	0	80	458
Low	455	30	880	1,365
Moderate	622	0	46	668
Above Moderate	1,475	0	0	1,475
Total	3,308	30	1,006	4,344

Notes:

¹ See Programs H-A-1 and H-F-1. Estimates 30 low-income homes rehabilitated

² The 40 accessory dwelling units under the objective for Program H-A-2, 88 units as a result of density bonuses under Program H-A-6, ~~and~~ the 8 lower-income units under the objective for Program H-D-1 and quantified objectives in Programs H-C-1, H-C-2, H-C-5, H-C-6, H-C-7, H-D-2 and H-F-1 are included in this total new construction objective.

³ Six low-income and six moderate-income units under the objective for Program H-B-1. Program H-A-1 estimates 40 very low income, 40 low income, and 40 moderate income units conserved. Program H-B-2 estimates conserving 576 Section 8 vouchers. Program H-B-3 estimates conserving affordability on 40 very low income households and 109 low income households. Program H-F-1 estimates 40 lower-income households conserved.

Source: City of Yuba City, 2021

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Appendix I.

Public Participation

See Section 2 for more details on the feedback received during the public participation activities.

The City of Yuba City held a study session with the Planning Commission on April 28, 2021, to solicit public input and encourage public participation in the 2021–2029 Housing Element update. Announcements were published in the Appeal-Democrat, as well as, on the City’s social media accounts and website. Email notification of the meeting was sent to nonprofit organizations, government agencies, faith-based organizations, health delivery organizations, and educators. In addition, City Council and Planning Commission members were invited to participate. Those notified were encouraged to notify and invite clients to the meetings. The Public Review Draft Housing Element was released on May x, 2021. Everyone listed below was sent invitations to the April 28, 2021, study session and a notification upon the release of the Public Review Draft.

Planning Commission Members:

- Michele Blake
- John Shaffer
- Lorie Ann Adams
- Jackie Sillman
- Stacy Brookman
- Bhavin Singh Dale
- Richard Doscher

City Council Members:

- Marc Boomgaarden
- Grace Espindola
- David Shaw
- Wade Kirchner
- Shon Harris

Other Interested Parties:

- Sutter County, Sutter County Administration
- Doug Libby, Sutter County Planning
- Jeff Williams, Sutter County Environmental Health
- Kevin Yount, Caltrans
- Todd Retzloff, Sutter County Assessor
- Shannon Chaffin, City Attorney
- KUBA Radio

- Robert Shemwell
- Pete Davis, Yuba City Unified School District
- Lisa Bush
- Kevin Bradford
- Pat Kernan
- Keith Martin
- Adam Hansen
- Tom Tucker
- Neal Hay, Sutter County Development Services / Airport
- Nima Kabirinassab
- Jesse Frias, Fire Marshall
- Sharon Lydon
- Steve Miller
- Steve Smith, Sutter County CAO
- John McCorkle
- Jean Woolf
- Sean Minard, MHM Engineering
- Deborah McKee, CA Dept of Transportation, District 3
- Penny Lauseng, Marysville Joint Unified School District
- Manny Cardoza
- Darleen G. Mendez, CalTrans - Transportation Planner

Stakeholder Consultations

These stakeholders participated in one-on-one interviews to provide input on the 2021–2029 Housing Element update. They will also be sent notices for the study session with the Planning Commission on April 28, 2021, and the release of the Public Review Draft.

- St. Andrews Presbyterian Church, November 2020
- Kevin Carlson, Twin Cities Rescue Mission, November 2020
- Mike Nichols, Central Valley Homeless Assistance Veterans Program, November 2020
- Rick Millhollin, Hands of Hope, November 2020
- Johnny Burke, Sutter-Yuba Homeless Consortium, December 2020
- Alisha Parker, Pattra Runge, Maria Conrique, and Beckie Flores, Regional Housing Authority for Sutter & Nevada Counties, December 2020 – February 2021
- Jessica Hiller, California Rural Legal Assistance, December 2020

- John Decker, Alta California Regional Center, February 2021
- Mark Shlutsmeyer, Sutter-Yuba Mental Health Services, March 2021
- Ana Orgen, FREED Center for Independent Living, March 2021

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Appendix II. Glossary

Accessible: Used to describe housing that has special design features that help to alleviate physical disabilities. Such features include ramps, hand railings, lifts, special handles, and other modifications.

Affordable Housing: Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays 30 percent or less of its gross monthly income for housing, including utilities.

Area Median Family Income (MFI): This is defined by federal law and US Department of Housing and Urban Development (HUD) regulations as the higher of (1) the metropolitan area or non-metropolitan county median family income or (2) the statewide nonmetropolitan median family income. The median income calculations are based on a family of four persons. Income categories are based on the HUD-determined area median family income. (See "Income Categories.") New area median family income figures are published yearly by HUD and by the California Department of Housing and Community Development.

Assisted Housing: Dwelling units for which some type of public financial assistance (to pay for housing costs) is provided to the occupant.

Assisted Living Facility: Residential facilities designed for persons needing assistance with daily living activities. Generally, room, board, and personal care are provided.

Below-Market-Rate Housing Unit: Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair market value of the unit. The US Department of Housing and Urban Development sets standards for determining which households qualify as "low income" or "moderate income."

Board and Care Home: In California, these are also called Residential Care Facilities for the Elderly (RCFE). Although skilled nursing staff may be available, these are not medical facilities. Instead, they provide assistance with daily living for persons age 60 or older who are no longer able to live independently. A facility can be from one bed to several hundred beds in capacity. Small one- to six-bed facilities may be located in residentially zoned areas without a special permit and are considered in all respects to be the same as family dwellings (California Health and Safety Code Section 1568.0831(a) (2)). RCFEs are under the guidance of the California Department of Social Services Community Care Licensing division.

California Environment Quality Act (CEQA): A state law requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report must be prepared and certified as to its adequacy before taking action on the proposed project. (See "Environmental Impact Report [EIR].")

California Housing Finance Agency (CHFA): A state agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low- and moderate-income housing.

City: City, with a capital "C," refers to the municipality of the City of Yuba City; when used with a lowercase "c" it means any other city or geographic limits of Yuba City.

Clustered Development: Development in which a number of dwelling units are placed in closer proximity than typically permitted, or are attached, with the purpose of minimizing grading and retaining open space areas.

Community Development Block Grant (CDBG): A grant program administered by the US Department of Housing and Urban Development on a formula basis for entitlement communities and by the California Department of Housing and Community Development for non-entitled jurisdictions.

Regional Housing Authority of Sutter and Nevada Counties: See “Housing Authority.”

Construction Costs: Residential development costs that are attributable to the physical construction of buildings, such as labor and materials. These costs typically include the costs of building any required off-street parking spaces.

Continuing Care Retirement Communities: These communities vary in the services and amenities they provide for seniors and other older adults. They may offer independent living, assisted living, and/or skilled nursing services as well as educational, recreational activities, dining accommodations, and transportation services.

County: County, with a capital “C,” refers to Sutter County; when used with a lowercase “c” it means any other county geographic limits of Sutter County.

Dedication, In lieu of: Cash payments that may be required of an owner or developer as a substitute for a dedication of land.

Density Bonus: The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. The State of California regulates the types of development that are entitled to a density bonus.

Density: The number of residential dwelling units per acre of land. Densities specified in the General Plan are expressed in units per net developable acre.

Developable Land: Land that is suitable as a location for structures and which can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Developer: An individual or business that prepares raw land for the construction of buildings or builds or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

Development Fee: See “Impact Fee.”

Disabled: A person determined to have a mobility impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person’s ability to live independently can be improved by appropriate housing conditions.

Down Payment: An initial payment for a home or property that generally constitutes between 10 to 20 percent of the property value. Many banks and lending institutions require a down payment as part of a loan agreement for the remainder of the property value.

Duplex: A detached building under single ownership that is designed for occupancy as the residence of two families living independently of each other.

Dwelling Unit: One or more rooms with a single kitchen, designed for occupancy by one family for living and sleeping purposes.

Employment Center: A geographic area in which a large number of jobs are concentrated.

Environmental Impact Report (EIR): A report that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action. (See “California Environmental Quality Act.”)

Family: An individual or a group of persons living together who constitute a housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house, or institution of any kind.

Financing: Money loans for the construction of new housing or for land or home purchases.

General Plan: A compendium of a city’s or a county’s policies regarding its long-term physical, social, and economic development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the California Government Code Section 65301 and adopted by the City Council.

General Plan Advisory Committee (GPAC): A committee consisting of two City Council members, two County supervisors, two City planning officials, two County planning officials, and seven community members. The GPAC is responsible for developing initial policies and programs for the Yuba City Housing Element and the General Plan updates.

Home Mortgage Disclosure Act (HMDA): This law was enacted by the US Congress in 1975 and is implemented by the Federal Reserve Board’s Regulation C. This regulation provides the public with loan data that can be used to determine whether financial institutions are serving the housing needs of their communities and to identify possible discriminatory lending patterns. Certain lending institutions must report loan data, such as the number of loans that were applied for, approved, denied or withdrawn, on a regular basis.

Homeless: Refers to individuals who lack a fixed, regular, and adequate night-time residence and to individuals whose primary night-time residence is a supervised publicly or privately operated shelter designated to provide temporary living accommodations; an institution that provides a temporary residence for individuals intended to be institutionalized; or a public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for human beings.

Household: All those persons, related or unrelated, who occupy a single housing unit. (See “Family.”)

Householder: The person, or one of the people, in whose name the home is owned, being bought, or rented.

Housing Authority: A local agency that administers housing programs, such as Section 8, in conjunction with a local government. In Sutter County, the Regional Housing Authority of Sutter and Nevada Counties works with the County and the City of Yuba City.

Housing Element: One of the seven State of California-mandated elements of a local General Plan, it assesses the existing and projected housing needs of all economic segments of the community; identifies potential sites adequate to provide the amount and kind of housing needed; and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing.

Housing Unit: The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multifamily dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under California law.

Impact Fee: A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. A development fee is based on the estimated reasonable cost of providing the service for which the fee is charged.

Income Categories: The income limits for each income group are as follows:

- *Extremely Low:* A household with an annual income of 30 percent or less of the area median income adjusted by household size, as determined by a survey of incomes conducted by a city or county, or in the absence of such a survey, based on the latest available eligibility limits established by the US Department of Housing and Urban Development.
- *Very Low:* A household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or county, or in the absence of such a survey, based on the latest available eligibility limits established by the US Department of Housing and Urban Development for the Section 8 housing program.
- *Low:* A household with an annual income usually no greater than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or county, or in the absence of such a survey, based on the latest available eligibility limits established by the US Department of Housing and Urban Development.
- *Moderate:* A household with an annual income between the lower income eligibility limits and 120 percent of the area median family income adjusted by household size, usually as established by the US Department of Housing and Urban Development.
- *Above-Moderate:* A household with an annual income above 120 percent of the County's area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the US Department of Housing and Urban Development for the Section 8 housing program.

Income: The sum of the amounts reported separately for wages, salary, commissions, bonuses, or tips; self-employment income from own non-farm or farm businesses, including proprietorships and partnerships; interest, dividends, net rental income, royalty income, or income from estates and trusts; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); any public assistance or welfare payments from the state or local welfare office; retirement, survivor, or disability pensions; and any other sources of income received regularly, such as Veterans' Administration (VA) payments, unemployment compensation, child support, or alimony.

Infill Development: Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Infrastructure: Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

Interest Rate: The rate at which a bank or other lending institution charges for outstanding debt. The interest rate is a certain percentage of the outstanding loan amount.

Land Use: The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.

Lot coverage: The percentage or amount of the gross lot area that a building is allowed to cover per local zoning regulations. (See “Zoning.”)

Lot: (See “Site.”)

Mortgage: All forms of debt where the property is pledged as security for repayment of the debt.

Nonfamily Household: Any persons, related or unrelated, who occupy a single housing unit but who are not a family. (See “Family.”)

Objective: A thing aimed at, a goal.

Overcrowding: Defined as more than one person per room in a housing unit.

Parking, Podium: Surface parking over which residential units are constructed. Generally, the first floor or entry level of the building is for parking.

Parking, Underground: Parking that is completely underground and on top of which residential dwelling units (or other nonresidential uses) are built.

Project Costs: The total cost of new residential development.

Regional Housing Needs Allocation (RHNA): The future housing needs for each region in California as determined by regional councils of government (the Sacramento Area Council of Governments in the case of the Sacramento Metro area). The most recent allocation covers the period between 2006 and 2013. State law requires regional councils of government to identify for each city and county its “fair share allocation” of the Regional Housing Needs Allocation.

Regional: Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad homogenous area.

Residential, Multiple Family: Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single Family: A single dwelling unit on a building site.

Residential: Land designated in the General Plan and Zoning Ordinance for buildings consisting of dwelling units. May be vacant or unimproved. (See “Dwelling Unit.”)

Sacramento Area Council of Governments (SACOG): SACOG is the regional planning agency and council of governments for the six-county Sacramento Metropolitan Area. Elected officials and representatives from Sacramento Metro cities and counties comprise SACOG’s Board of Directors. SACOG is the agency responsible for determining each city’s and county’s Regional Housing Needs Allocation.

Second Family Residence: A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called “second unit,” “granny flat,” or “mother-in-law” unit.

Section 8 Housing Choices Voucher Program: A federal (HUD) rent-subsidy program that is the main source of federal housing assistance for low-income households. The program operates by providing “housing assistance payments” to owners, developers, and public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30 percent of the household’s adjusted gross monthly income. Section 8 includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Senior Congregate Care Facility: Any residential facility that is restricted to persons age 60 or older (per Yuba City Zoning Regulations).

Senior Housing: Typically one- and two-bedroom apartments designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them. (See “Senior Congregate Care Facility.”)

Seniors: As defined by the Yuba City Zoning Regulations, seniors include persons age 60 and older. However, for the purposes of analyzing US Census data (age cohorts), seniors are defined as age 65 and older.

Setback: A zoning requirement that establishes a specified distance from a lot line for the location of a building. A minimum setback also is known as a minimum yard requirement.

Shared Living: The occupancy of a dwelling unit by persons of more than one family to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

Single-family Dwelling, Attached: A building containing two dwelling units with each unit having its own foundation on grade.

Single-family Dwelling, Detached: A building containing one dwelling unit on one lot.

Site Work: Improvements made to an undeveloped piece of land to support the construction of buildings on the site. Such improvements include grading and other infrastructure improvements.

Site: A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. Sometimes referred to as a “lot.”

Skilled Nursing Facility: These facilities provide short-term and long-term care for those who need 24-hour nursing supervision. Medical treatment is offered under the supervision of licensed nurses, and at least one registered nurse must be on duty during the day. All skilled nursing facilities must be registered by the State of California.

Soft Costs: Development costs, other than construction costs and site development costs, generally including interest, origination fees, appraisals, and other costs associated with real estate development.

Specific Plan: A plan that provides detailed design and implementation tools for a specific portion of the area covered by a General Plan. A Specific Plan may include all regulations, conditions, programs, and/or proposed legislation that may be necessary or convenient for the systematic implementation of any General Plan element(s).

State of California Department of Housing and Community Development (HCD): The State of California's principal housing agency whose goals include the promoting housing and community development, increasing the supply of housing (especially affordable housing), and conserving and improving housing conditions. HCD is the state agency responsible for certifying local Housing Elements and for distributing funds for affordable housing.

Substandard Housing: Residential dwellings which, because of their physical condition, do not provide safe and sanitary housing.

Tenure: Refers to the distinction between owner-occupied and renter-occupied housing units.

Transit, Public: A system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called "Mass Transit."

Transit: The conveyance of persons or goods from one place to another by means of a local, public transportation system. (See "Transit, Public.")

US Department of Housing and Urban Development (HUD): The federal housing agency responsible for housing and community development on a nationwide basis. HUD provides funds for local housing and community development initiatives and programs and administers federal housing laws.

Underdeveloped Land: Lots or parcels for which the governing zoning regulations allow a greater intensity of development than what currently exists (either a greater number of dwelling units per acre or a larger floor-to-area ratio).

Undevelopable: Specific areas where topographic, geologic, and/or surficial soil conditions indicate a significant danger to future occupants and a liability to the City and are thus designated as undevelopable by the City.

Uniform Building Code (UBC): A national, standard building code that sets forth minimum standards for construction.

Vacancy Rate: The percentage of housing units that are unoccupied because they are either for sale or for rent. The vacancy rate provides a measure of the demand and supply for housing. Low vacancy rates indicate that demand for housing is very strong (or that it is in short supply), while high vacancy rates indicate that there is an oversupply of housing.

Vacant: Lands or buildings that are not actively used for any purpose.

Zoning: The division of a city by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

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Appendix III. Qualified Entities

ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM
PURSUANT TO GOVERNMENT CODE SECTION 65863.11

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
LOS ANGELES	Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/28/08	5/19/99
ORANGE	Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/28/08	5/19/99
VENTURA	Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	X	9/28/08	5/19/99
SAN DIEGO	Long Beach Affordable Housing Coalition, Inc.	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/28/08	5/19/99
SANTA BARBARA	Long Beach Affordable Housing Coalition, Inc.	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/28/08	5/19/99
CALAVERAS	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-8811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
CONTRA COSTA	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-8811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
FRESNO	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-8811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
MADERA	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-8811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
MERCED	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-8811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
PLACER	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-8811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SACRAMENTO	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-8811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SAN JOAQUIN	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-8811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SOLANO	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-8811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
STANISLAUS	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-8811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
TUOLUMNE	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-8811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
YOLO	ACLC, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-8811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
CONTRA COSTA	East Bay NHS	2320 Cutting Blvd	Richmond	CA	94804	(510) 237-6459			(510) 237-6482	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
CONTRA COSTA	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700			(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
CONTRA COSTA	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700			(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
RIVERSIDE	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700		zzcheap@aol.com	(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
SOLANO	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700		zzcheap@aol.com	(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
CONTRA COSTA	Alameda County Allied Housing Program	224 W. Winton Avenue, Room 108	Hayward	CA	94541	(510) 870-5404			(510) 870-8378	Local, regional, national nonprofit org.	X	9/27/10	9/27/10
ALL COUNTIES	BRIDGE Housing Corporation	345 Spear Strett, Suite 700	San Francisco	CA	94105	(415) 989-1111	Brad Wiblin		(415) 495-4898	Local, regional, national public agency	X	12/24/10	12/28/98
ALL COUNTIES	East Los Angeles Community Corporation	530 South Boyle Avenue	Los Angeles	CA	90033	(323) 269-4214	Ernesto Espinoza		(323) 261-1065	Local, regional, national nonprofit org.	X	12/24/10	7/13/01
LOS ANGELES	Housing Authority of the City of Los Angeles	2500 Wilshire Blvd, PHA	Los Angeles	CA	90057	(213) 252-4269	Larry Goins			Local, regional, national public agency	X	3/3/11	12/24/98
ALL COUNTIES	Hampstead Development Group, Inc.	3413 30th Street	San Diego	CA	92104	(619) 543-4200	Chris Foster		(619) 543-4220		X	8/24/11	5/5/06
ALL COUNTIES	A. F. Evans Development, Inc.	4305 Univeristy Ave. Suite 550	San Diego	CA	92105	(619) 282-8647	Anne Wilson		(619) 282-4145		X	1/28/12	10/11/06
VENTURA	A Community of Friends	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@apr.com	(925) 215-2403	Local, regional, national public agency	X	8/14/12	1/12/99
LOS ANGELES	The Long Beach Housing Development Co.	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@apr.com	(925) 215-2403	Local, regional, national public agency	X	8/14/12	1/12/99
SAN DIEGO	A Community of Friends	1390 Market Street, Ste. 405	San Francisco	CA	94102	(415) 618-0012	Bill Pickel		(415) 618-0228		X	9/25/12	4/6/05
ALL COUNTIES	West Bay Housing Corporation	1390 Market Street, Ste. 405	San Francisco	CA	94102	(415) 618-0012	Bill Pickel		(415) 618-0228		X	9/25/12	4/6/05
ORANGE	A Community of Friends	56 Cbana Blanca	Henderson	NV	89012	(310) 213-5310	Rick W. Toney				X	9/25/12	9/27/10
ALL COUNTIES	Mesa Realty Advisors	56 Cbana Blanca	Henderson	NV	89012	(310) 213-5310	Rick W. Toney				X	9/25/12	9/27/10
SAN FRANCISCO	Mayor's Office of Housing and Community Development,	One South Van Ness, Fifth Floor	San Francisco	CA	94103	(415) 701-5619	Lisa Motoyama		(415) 701-5501	Local, regional, national public agency	X	8/14/13	
LOS ANGELES	A Community of Friends	9 Cushing, Ste. 200	Irvine	CA	92618	(415) 856-0010	Meea Kang	meea@domusd.com	(415) 856-0264		X	8/27/13	2/4/04
ALL COUNTIES	USA Properties Fund	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771	Jesse Slansky		(323) 650-4745	Local, regional, national public agency	X	12/13/13	12/23/98
MARIN	Housing Authority of the County of Marin	4020 Civic Center Drive	San Rafael	CA	94903	(415) 491-2530	Anna Semenova	ASemenova@marinhousing.org	(415) 491-2530	Local, regional, national nonprofit org.	X	2/28/14	12/23/98
SAN DIEGO	Housing Development Partners of San Diego	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7555	Dottie Pierce	dottiep@sdhc.org	(619) 578-7360	Local, regional, national nonprofit org.	X	2/26/14	12/23/98
SAN DIEGO COUNTY	Housing Development Partners of San Diego	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7555	Dottie Pierce	dottiep@sdhc.org	(619) 578-7366	Local, regional, national nonprofit org.	X	2/26/14	12/23/98
ALL COUNTIES	The Trinity Housing Foundation	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@apr.com	(925) 215-2403	Local, regional, national public agency	X	2/26/14	1/12/99
ALAMEDA	Satellite Affordable Housing Associates	1835 Alcatraz Ave.	Berkeley	CA	94703	(510) 647-0700	Susan Friedland	Susanfriedland@sahahomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/28/14	6/10/99
CONTRA COSTA	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
SACRAMENTO	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/28/14	6/10/99
SAN FRANCISCO	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
SANTA CLARA	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/28/14	6/10/99
MENDOCINO	CDC of Mendocino County	1076 North State Street	Ukiah	CA	95482	(707) 463-5462	Todd Crabtree	crabtree@cdchousing.org	(707) 463-4188	Public housing authority		2/26/14	8/25/03
CONTRA COSTA	City of Walnut Creek	1666 N. Main Street	Walnut Creek	CA	94596	(925) 943-5899	Laura Simpson	Simpson@walnut-creek.org	(925) 256-3500		X	2/26/14	9/11/07
ALL COUNTIES	American Baptist Homes of the West	6120 Stoneridge Mall Road, 3rd Flr.	Pleasanton	CA	94588	(925) 924-7162	Ansel Romero		(925) 924-7233	Local, regional, national public agency	X	8/14/14	12/22/98
ALAMEDA	Housing Authority of City of Alameda	701 Atlantic Ave	Alameda	CA	94501	(510) 747-4300	Denise Connors	dconnors@alamedahsq.org	(510) 522-7848	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
ALAMEDA	Housing Authority of the City of Livermore	3203 Leahy Way	Livermore	CA	94550	(925) 447-3600	Jon D. Hovey	livhsq@prodigy.net	(925) 447-0942	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
SAN DIEGO	San Diego Housing Commission	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7555	Dottie Pierce	dottiep@sdhc.org	(619) 578-7360	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
LOS ANGELES	West Hollywood Community Housing Corp.	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771	Robin Conerly	robin@whchc.org	(323) 650-4745	Local, regional, public agency	X	8/14/14	12/23/98
FRESNO	Better Opportunities Builder, Inc.	P.O. Box 11863	Fresno	CA	93775	(559) 443-8400	Tracewell Hanrahan	nandersen@bobinc.org	(559) 443-8495	Local, regional, national nonprofit org.	X	8/14/14	12/24/98
LOS ANGELES	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
ORANGE	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
SAN BERNARDINO	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
VENTURA	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
MONTEREY	Mid-Peninsula Housing Coalition	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SAN MATEO	Mid-Peninsula Housing Coalition	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SANTA CLARA	Mid-Peninsula Housing Coalition	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SANTA CRUZ	Mid-Peninsula Housing Coalition	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SOLANO	Mid-Peninsula Housing Coalition	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
RIVERSIDE	St. Vincent de Paul Village	3350 E St	San Diego	CA	92102	(619) 687-1029	Bill Bolstad		(619) 687-1010	Local, regional, national nonprofit org.	X	8/14/14	12/24/98
SAN DIEGO	St. Vincent de Paul Village	3350 E St	San Diego	CA	92102	(619) 687-1029	Harvey Mandel	hmandel@neighbor.org	(619) 687-1010	Local, regional, national nonprofit org.	X	8/14/14	12/24/98
LOS ANGELES	FAME Corporation	1968 W. Adams Blvd.	Los Angeles	CA	90018	(323) 730-7727	Sandra Hernandez	sandrah@famecorporations.org	(323) 737-5717	Local, regional, national nonprofit org.	X	8/14/14	12/28/98
AMADOR	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
CALAVERAS	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
COLUSA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
COLUSA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
CONTRA COSTA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
EL DORADO	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
GLENN	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
NAPA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
NEVADA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
PLACER	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SACRAMENTO	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SAN JOAQUIN	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SHASTA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SUTTER	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
TEHAMA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
YOLO	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
YUBA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
BUTTE	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-8931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
GLENN	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-8931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
LASSEN	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-8931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
PLUMAS	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-8931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
SHASTA	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-8931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
SUTTER	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-8931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
TEHAMA	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-8931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
ALL COUNTIES	Foundation for Affordable Housing, Inc.	384 Forest Ave., Suite 14	Laguna Beach	CA	92651	(949) 443-9101	Darin Willard		(949) 443-9133	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
LOS ANGELES	PICO Union Housing Corporation	1038 Venice Blvd.	Los Angeles	CA	90015	(213) 747-2790	Jesus Torres	itorres@puhc.org	(213) 743-3819	Local, regional, national nonprofit org.	X	8/14/14	1/12/99
ALL COUNTIES	Community Housing Assistance Program, Inc.	3803 E. Casselle Ave	Orange	CA	92688		Ken Robertson	chapahq1@aol.com	(714) 744-8850	Local, regional, national public agency	X	8/14/14	5/18/99
SAN BENITO	Peoples' Self-Help Housing Corp	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	http://www.pshh.org/	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
MONTEREY	Peoples' Self-Help Housing Corp.	3533 Empleo St	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
SAN LUIS OBISPO	Peoples' Self-Help Housing Corp.	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
SANTA BARBARA	Peoples' Self-Help Housing Corp.	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
VENTURA	Peoples' Self-Help Housing Corp.	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
DEL NORTE	Redwood Community Action Agency	904 G St.	Eureka	CA	95501	(707) 269-2021	Bill Rodstrom	planning@rcaa.org		Local, regional, national nonprofit org.	X	8/14/14	5/19/99
HUMBOLDT	Redwood Community Action Agency	904 G St	Eureka	CA	95501	(707) 269-2021	Bill Rodstrom	planning@rcaa.org		Local, regional, national nonprofit org.	X	8/14/14	5/19/99
LOS ANGELES	Abode Communities	701 E. Third St., Ste. 400	Los Angeles	CA	90015	(213) 629-2702	Holly Benson		(213) 627-8407	Local, regional, national public agency	X	8/14/14	3/9/00
ALL COUNTIES	California Housing Partnership Corporation	389 Pine Street, Suite 300	San Francisco	CA	94104	(415) 433-8804	Matt Schwartz	mschwartz@chp.net	(415) 433-8805	Local, regional, public agency	X	8/14/14	10/23/00
LOS ANGELES	Southern California Presbyterian Homes	516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobm		(818) 247-0420	Local, regional, national public agency	X	8/14/14	12/29/00
RIVERSIDE	Southern California Presbyterian Homes	516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobm		(818) 247-0420	Local, regional, national public agency	X	8/14/14	12/29/00
SAN BERNARDINO	Southern California Presbyterian Homes	516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobm		(818) 247-0420	Local, regional, national public agency	X	8/14/14	12/29/00
FRESNO	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	tmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
KERN	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	tmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
LOS ANGELES	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	tmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
RIVERSIDE	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	tmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
SAN BERNARDINO	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	tmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
SAN DIEGO	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	tmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
ALL COUNTIES	Goldrich & Kest Industries, LLC	5150 Overland Avenue	Culver City	CA	90230	(310) 204-2050	Carole Glodney	Carole@Gkind.com	(310) 280-5767	Profit-motivated individual or organization	X	8/14/14	4/25/01
LOS ANGELES	LTSC Community Development Corporation	231 East Third Street, Ste. G 106	Los Angeles	CA	90013	(213) 473-1606	Takao Suzuki	tsuzuki@ltsc.org	(213) 473-1681	Local, regional, national nonprofit org.	X	8/14/14	4/25/01
LOS ANGELES	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92667	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
ORANGE	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92667	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
RIVERSIDE	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92667	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
SAN BERNARDINO	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solar-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
SAN DIEGO	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solar-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
SANTA BARBARA	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solar-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
VENTURA	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solar-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
ALL COUNTIES	California Human Development Corporation	3315 Airway Drive	Santa Rosa	CA	95403	(707) 521-4788	John M. Way	CaliforniaHumanDevelopment.org	(707) 523-3778	Local, regional, national nonprofit org.	X	8/14/14	6/30/03
SONOMA	Sonoma County Community Development Commission	1440 Guerneville Road	Santa Rosa	CA	95403	(707) 585-7901	Nick Stewart	Nick.Stewart@sonoma-county.org				8/14/14	9/8/03
ALL COUNTIES	Linc Housing Corporation	100 Pine Avenue, # 500	Long Beach	CA	90802	(562) 684-1100	Sid Paul		(562) 684-1137			8/14/14	9/15/03
ALL COUNTIES	Domus Development, LLC	594 Howard St., Ste 204	San Francisco	CA	94105	(415) 856-0010	Meesa Kang		(415) 856-0264		X	8/14/14	2/4/04
LOS ANGELES	Los Angeles Housing & Community Invest Dept	1200 W.7th Street, 9th Floor	Los Angeles	CA	90017	(213) 808-8654	Franklin Campos	fcampos@lahd.lacity.org	(213) 808-8999		X	8/14/14	3/15/05
ALAMEDA	Northern California Land Trust, Inc.	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878	Erin Coyle	erin.coyle@nclt.org	(510) 548-7562		X	8/14/14	6/10/05
CONTRA COSTA	Northern California Land Trust, Inc.	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
MARIN	Northern California Land Trust, Inc.	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
SAN FRANCISCO	Northern California Land Trust, Inc.	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
SAN MATEO	Northern California Land Trust, Inc.	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
ORANGE	Riverside Charitable Corporation	3803 E. Casselle Ave	Orange	CA	92868	(714) 828-1850	Kenneth S. Robertson		(714) 828-1857			8/14/14	9/2/05
KERN	Housing Authority of the County of Kern	601 24th Street	Bakersfield	CA	93301	(861) 831-8500	Stephen M. Pelz		(861) 831-9500			8/14/14	5/5/06
SANTA CRUZ	Housing Authority of the County of Santa Cruz	2931 Mission Street	Santa Cruz	CA	95060	(831) 454-5801	Ken Cole					8/14/14	5/5/06
DEL NORTE	Humboldt Bay Housing Development Corporation	PO Box 4655	Arcata	CA	95518	(707) 826-7312	Bonnie Hughes	bhughes@housinghumboldt.org	(707) 826-7319		X	8/14/14	5/27/10
HUMBOLDT	Housing Humboldt)	PO Box 4655	Arcata	CA	95518	(707) 826-7312	Elizabeth Matsumoto	ematsumoto@housinghumboldt.org	(707) 826-7319	Local, regional non-profit	X	8/14/14	5/27/10
ALL COUNTIES	California Commercial Investment Group	4530 E. Thousand Oaks Blvd., Ste. 100	Westlake Village	CA	91362	(805) 495-8400			(805) 495-5471		X	8/14/14	12/24/10
ALL COUNTIES	Dawson Holdings, Inc.	300 Tumey Street, 2nd Floor	Sausalito	CA	94965	(801) 244-8658	Tim Fluetsch		(801) 733-8116		X	8/14/14	12/24/10
SOLANO	Mutual Housing California	8001 Fruitridge Road, Suite A	Sacramento	CA	95820	(916) 453-8400	Holly Wunder Stiles	holly@mutualhousing.com			x	8/14/14	3/3/11
ORANGE	City of Newport Beach	100 Civic Center Drive	Newport Beach	CA	92660	(949) 644-3221	Melinda Whelan				X	8/14/14	3/28/12
NAPA	SWJ Housing	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
SOLANO	SWJ Housing	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
SONOMA	SWJ Housing	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
ALL COUNTIES	Preservation Partners Development	21515 Hawthorne Blvd. Suite 125	Torrance	CA	90503	(310) 802-8681	Chuck Treatch	Chuck@preservationpartners.org	(310) 802-8680	A California limited partnership, for-profit	X	8/14/14	1/16/13
CONTRA COSTA	Neighborhood Housing Services of the East Bay	2320 Cutting Blvd.	Richmond	CA	94804	510.237-8459	Javier Hernandez	javier@eastbaynhs.org	510.237-8482	Local, regional, nonprofit		8/14/14	
ALL COUNTIES	California Housing Finance Agency	100 Corporate Pointe, Suite 250	Culver City	CA	90230	(916) 326-8610	Leah Pears	lpears@calhfa.ca.gov	(310) 342-1226			12/11/15	
AMADOR	Mutual Housing California	8001 Fruitridge Road, Suite A	Sacramento	CA	95820	(916) 453-8400	Rachel Iskkow	rachel@mutualhousing.com	(916) 453-8401	Local, regional, national public agency	x	4/21/16	3/3/11
ORANGE	Jamboree Housing Corporation	17701 Cowan Ave, #200	Irvine	CA	92614	(949) 214-2395	Roger Kinoshita	rkinoshita@jamboreehousing.com	(949)214-2395	Local, region, national, nonprofit org		4/22/16	4/22/16
ALL COUNTIES	Berkadia	823 Colby Drive	Davis	CA	95616	(916) 769-7768	Al R Inouye	Al.inouye@inouyeapartments.com			X	8/1/16	2/26/14
ALL COUNTIES	American Community Developers, Inc.	20250 Harper Avenue	Detroit	MI	48225	(313) 884-0722	Derek M. Skrzynski	derek@acdmail.com	(313) 884-0722	Profit-motivated individual or organization	X	9/2/16	9/2/16
LOS ANGELES	American Family Housing	15161 Jackson St.	Midway City	CA	92655	(714) 897-3221	Donna Gallup	info@compual.net	(714) 893-8858	Local, regional, national nonprofit org.	X	1/5/17	1/8/99
ALL COUNTIES	Lincoln Avenue Capitol, LLC	595 Madison Avenue Suite 1601	New York	NY	10022	(212) 554-2320	Andrew Mika	andrew@lincolnavenuecap.com		Profit-motivated individual or organization	X	5/3/17	5/3/17
ALAMEDA	Affordable Housing Associates	1250 Addison St., Ste. G	Berkeley	CA	94702		Susan Friedlow		(510) 649-0312	Local, regional, national nonprofit org.		5/9/17	12/24/98
ALAMEDA	East Bay Asian Local Development Corporation	310 Eighth Street, Ste. 200	Oakland	CA	94607		Lynette Jung Lee	ljunglee@ebaldc.com	(510) 763-4143	Local, regional, national nonprofit org.		5/9/17	1/5/99
ALAMEDA	Community and Economic Development Agency	250 Frank H. Ogawa Plaza Ste. 5313	Oakland	CA	94612	(510) 238-3502	Jeffrey P. Levin	jplevin@oaklandnet.com	(510) 238-3691	Local, regional, national nonprofit org.		5/9/17	1/27/99
ALAMEDA	Bay Area Community Services	629 Oakland Ave	Oakland	CA	94611	(510) 499-0365	Daniel Cooperman	dcooperman@bayareacs.org	(510) 569-4589	Local, regional, national nonprofit org.	X	5/9/17	1/28/99
ALAMEDA	Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Ste. 201	Oakland	CA	94621	(510) 632-6712	William F. Pickel	bpickel@ccchnc.org	(510) 632-6755	Local, regional, national public agency		5/9/17	2/6/01
ALAMEDA	Alameda County Allied Housing Program	224 W. Winton Avenue, Room 108	Hayward	CA	94541	(510) 670-5404	Linda Gardiner	linda.gardiner@ac.gov.org	(510) 670-6378	Local, regional, national nonprofit org.		5/9/17	9/27/10
ALL COUNTIES	University River Village	7901 La Riviera Drive	Sacramento	CA	95826	(916) 381-2001	Kaci Walsh		(916) 381-7321	Local, regional, national public agency		5/10/17	6/1/00
ALL COUNTIES	Bayside Communities	1990 North California Blvd., Ste. 1070	Walnut Creek	CA	94596	(925) 482-9406	Basil Rallis	brallis@baysidecommunities.com	(510) 891-9004	Profit-motivated individual or organization	X	5/10/17	9/10/02
ALAMEDA	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti	pep@pephousing.org	(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
ALL COUNTIES	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti		(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
LAKE	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti		(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
MENDOCINO	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti		(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
NAPA	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti		(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
SONOMA	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti		(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
ALL COUNTIES	Reiner Communities LLC	100 Spectrum Center Dr. Suite 830	Irvine	CA	92618	(949) 753-0555	Dylan Feliciano	df@reinerllc.com		Profit-motivated individual or organization	X	5/16/17	6/30/03
ALL COUNTIES	BUILD Leadership Development, Inc.	P.O. Box 9414	Newport Beach	CA	92658	(877) 644-9422	Tracy Green		(949) 719-9711	Local, regional, national nonprofit org.		5/16/17	2/4/04
ALL COUNTIES	Bank of America, N.A.	555 California St., 6th Floor	San Francisco	CA	94104	(415) 953-2631	Gabriel Speyer		(415) 822-1671			5/16/17	12/4/07
ALL COUNTIES	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
KERN	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
LOS ANGELES	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
ORANGE	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
RIVERSIDE	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
SAN BERNARDINO	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
ALL COUNTIES	California Community Reinvestment Corp.	100 West Broadway Ste. 1000	Glendale	CA	91210	818-944-4951	David Saltzman	david.saltzman@e-crc.org	(818) 550-9808	Local, regional, national nonprofit org.	X	5/23/17	1/18/01
ALL COUNTIES	KDF Communities, LLC	1301 Dove St., Suite 720	Newport Beach	CA	92660	(949) 622-1888	John Bernard		(949) 851-1819	Profit-motivated individual or organization		5/23/17	12/13/02
ALL COUNTIES	MBK Management Corporation	23586 Calabasas Road, Ste. 100	Calabasas	CA	91302	(818) 444-2100	Jessica Robbins	jrobbins@mbkmgmt.com	(818) 337-7578		X	5/23/17	3/4/04
ALL COUNTIES	Cabouchon Properties, LLC	Pier 9, Suite 114	San Francisco	CA	94111	(415) 433-2000	Susan Terrado		(415) 433-2000			5/23/17	4/28/04
ALL COUNTIES	Maximus Properties, LLC	23586 Calabasas Road, Ste. 103	Calabasas	CA	91302	(818) 449-4004	Jeffrey S. McGuire	jmcguire@remax.net	(818) 449-4004			5/23/17	4/28/04
ALL COUNTIES	Creative Housing Coalition	4612 Alta Canyon Road	La Canada	CA	91011	(805) 736-9342	Jane Anderson		(805) 736-9342			5/23/17	5/19/04
ALL COUNTIES	Fallbrook Capital Corporation	6700 Fallbrook Avenue, #111	West Hills	CA	91307	(818) 712-8931	Brandt Blaken		(818) 712-8931			5/23/17	6/1/04
ALL COUNTIES	California Coalition for Rural Housing	717 K Street, Suite 400	Sacramento	CA	95814	(916) 443-4448	Alicia Sebastian	alicia@calruralhousing.org	(916) 447-0458		X	5/23/17	10/11/06
ALL COUNTIES	Chelsea Investment Corporation	725 South Coast Highway 101	Encinitas	CA	92024	(760) 456-8000	Jim Schmid		(760) 456-8001			5/23/17	10/11/06
ALL COUNTIES	Corporation for Better Housing	15303 Ventura Blvd., Suite 1100	Sherman Oaks	CA	91403	(818) 905-2430	Mary Silverstein		(818) 905-2440			5/23/17	10/11/06
ALL COUNTIES	Fairfield Residential LLC	5510 Morehouse Drive, Suite 200	San Diego	CA	92121	(858) 824-6406	Paul Kudirka	pkudirka@ffres.com	(858) 835-8806			5/23/17	12/4/07
ALL COUNTIES	California Housing Finance Agency	500 Capitol Mall, Suite 400	Sacramento	CA	95814	(916) 326-8801	Bob Deaner	bdeaner@calhfa.ca.gov	(916) 327-5115			5/23/17	
ALL COUNTIES	California Housing Finance Agency	P.O. Box 4034	Sacramento	CA	95812	(916) 326-8801	Bob Deaner	bdeaner@calhfa.ca.gov	(916) 327-5115			5/23/17	
CONTRA COSTA	Affordable Housing Associates	1250 Addison St., Ste. G	Berkeley	CA	94702	(510) 849-8500	Susan Friedlow		(510) 849-0312	Local, regional, national nonprofit org.		5/24/17	12/24/98
SOLANO	Affordable Housing Associates	1250 Addison St., Ste. G	Berkeley	CA	94702	(510) 849-8500	Susan Friedlow		(510) 849-0312	Local, regional, national nonprofit org.		5/24/17	12/24/98
ALPINE	Amador-Tuolumne Community Action Agency	935 South State Highway 49	Jackson	CA	95642	(209) 223-1485	Raj Rambob	rrambob@atcaa.org	(209) 223-4178	Local, regional, national public agency	X	5/24/17	12/24/98
COLUSA	Eskaton Properties Inc.	5105 Manzanita Ave	Camichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
CONTRA COSTA	Eskaton Properties Inc.	5105 Manzanita Ave	Camichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
EL DORADO	Eskaton Properties Inc.	5105 Manzanita Ave	Camichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
GLENN	Eskaton Properties Inc.	5105 Manzanita Ave	Camichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
LASSEN	Eskaton Properties Inc.	5105 Manzanita Ave	Camichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
MERCED	Eskaton Properties Inc.	5105 Manzanita Ave.	Camichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
PLACER	Eskaton Properties Inc.	5105 Manzanita Ave	Camichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
SACRAMENTO	Eskaton Properties Inc.	5105 Manzanita Ave	Camichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
SAN JOAQUIN	Eskaton Properties Inc.	5105 Manzanita Ave	Camichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
SISKIYOU	Eskaton Properties Inc.	5105 Manzanita Ave	Camichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
YOLO	Eskaton Properties Inc.	5105 Manzanita Ave	Camichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
ALL COUNTIES	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 204-3508	Tracey Williams	twilliams@nationalcore.org	(909) 483-6524	Local, regional, national public agency	X	5/24/17	5/17/99
CONTRA COSTA	Community Housing Development Corp.	1535 Fred Jackson Way ste A	Richmond	CA	94801	(510) 412-9290	Donald Gilmore	Dgilmore@chdcnr.com	(510) 215-9276	Local, regional, national nonprofit org.	X	5/24/17	5/19/99
ALL COUNTIES	National Affordable Housing Trust	2335 North Bank Drive	Columbus	OH	43220	(614) 451-9929	Robert Snow	rsnow@naht.org	(614) 451-3370	Local, regional, national public agency		5/24/17	6/1/00
ALL COUNTIES	Solari Enterprises, Inc.	1544 W. Yale Ave	Orange	CA	92667	(714) 282-2520	Bruce Solari	solari@solari-ent.com	(714) 282-2521	Profit-motivated individual or organization		5/24/17	12/29/00
ALL COUNTIES	Mercy Housing, Inc.	1999 Broadway, Suite 1000	Denver	CO	80202	303-830-3300	Janet Gaf	info@mercyhousing.org	(303) 830-3301	Local, regional, national public agency		5/24/17	1/17/01
ALL COUNTIES	Newport Development, LLC	9 Cushing, Ste. 200	Irvine	CA	92618	(949) 923-7812	Warren Allen	wallen@newportpartners.com	(949) 585-0449	Profit-motivated individual or organization	X	5/24/17	9/10/02
ALL COUNTIES	Mercy Housing California	1360 Mission St., Suite 300	San Francisco	CA	94103	213-743-5830	Ed Holder	eholder@mercyhousing.org	(415) 553-6373	Local, regional, national nonprofit org.	X	5/24/17	12/9/02
ALL COUNTIES	The John Stewart Company	1388 Sutter St., 11th Floor	San Francisco	CA	94109	(415) 345-4400	Margaret Miller	mmiller@jsw.net	(415) 614-9175	State-wide, for-profit	X	5/24/17	8/19/03
ALL COUNTIES	William G. Ayyad, Inc.	9252 Cheseapeake Dr., Suite 100	San Diego	CA	92123	(858) 244-0900	Rebecca Ayyad	rayyad@udqi.net	(858) 244-0909	Profit-motivated individual or organization		5/24/17	8/19/03
ALL COUNTIES	Skyline Real Estate Development & Acquisitions, Inc.	P.O. Box 7613	Newport Beach	CA	92658	(949) 293-4705	Lynn Miller	skylinerealestate@cox.net	(949) 719-9711	Profit-motivated individual or organization		5/24/17	2/4/04
ALL COUNTIES	Squier Properties, LLC	1157 Lake Street	Venice	CA	90291	(310) 418-6389	Scott Richards	gsquier@earthlink.net	(310) 418-6389	Profit-motivated individual or organization		5/24/17	4/28/04
ALL COUNTIES	Wakeland Housing & Development Corporation	1230 Columbia St. Ste. 950	San Diego	CA	92101	(619) 326-8215	Tim Wray		(619) 235-5386		X	5/24/17	12/27/05
ALL COUNTIES	USA Properties Fund	2440 Professional Drive	Roseville	CA	95661	(916) 773-5866	Geoffrey C. Brown		(916) 773-5866			5/24/17	7/12/07
ALAMEDA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
BUTTE	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
CONTRA COSTA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
EL DORADO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
FRESNO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
IMPERIAL	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
KERN	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
KINGS	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
LOS ANGELES	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MADERA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MENDOCINO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MERCED	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MONTEREY	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
ORANGE	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
PLACER	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
RIVERSIDE	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SACRAMENTO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN BENITO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
SAN BERNARDINO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5800	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN DIEGO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5800	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN FRANCISCO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5800	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN JOAQUIN	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5800	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN LUIS OBISPO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5800	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN MATEO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5800	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SANTA BARBARA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5800	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SANTA CLARA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5800	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SANTA CRUZ	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5800	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
STANISLAUS	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5800	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
TULARE	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5800	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
VENTURA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5800	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
ALL COUNTIES	Thomas Safran & Associates Development, Inc.	11812 San Vicente Blvd. #800	Los Angeles	CA	90049	(310) 820-4888	Anthony Yannatta	Anthony@tsahousing.com			X	5/24/17	
CONTRA COSTA	Rubicon Programs, Inc.	2500 Bissell Ave	Richmond	CA	90804	(510) 235-1516	Tom Matthews	TomM@Rubiconpgms.org	(510) 235-2025	Local, regional, national nonprofit org.		6/5/17	12/23/98
ALAMEDA	Resources for Community Development	2220 Oxford St	Berkeley	CA	94704	(510) 841-4410	Dan Sawislak	dsawislak@redhousing.org	(510) 548-3502	Local, regional, national nonprofit org.	X	6/5/17	12/24/98
ALL COUNTIES	Resources for Community Development	2220 Oxford St	Berkeley	CA	94704	(510) 841-4410	Dan Sawislak	dsawislak@redhousing.org	(510) 548-3502	Local, regional, national nonprofit org.	X	6/5/17	12/24/98
CONTRA COSTA	Resources for Community Development	2220 Oxford St	Berkeley	CA	94704	(510) 841-4410	Dan Sawislak	dsawislak@redhousing.org	(510) 548-3502	Local, regional, national nonprofit org.	X	6/5/17	12/24/98
SOLANO	Resources for Community Development	2220 Oxford St	Berkeley	CA	94704	(510) 841-4410	Dan Sawislak	dsawislak@redhousing.org	(510) 548-3502	Local, regional, national nonprofit org.	X	6/5/17	12/24/98
CONTRA COSTA	East Bay Asian Local Development Corporation	310 Eighth Street, Suite 200	Oakland	CA	94607	(510) 287-5353			(510) 763-4143	Local, regional, national nonprofit org.		6/5/17	1/5/99
CONTRA COSTA	Pacific Community Services, Inc.	329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	tomlf@earthlink.net	(925) 439-0831	Local, regional, national nonprofit org.	X	6/5/17	1/21/99
IMPERIAL	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
KERN	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
LOS ANGELES	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
ORANGE	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
RIVERSIDE	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
SAN BERNARDINO	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
SAN DIEGO	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
SANTA BARBARA	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
VENTURA	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
FRESNO	Fresno Housing Authority	P.O. Box 11985	Fresno	CA	93776	(559) 443-8475	Edward Stacy	ned@pacbell.net	(559) 445-8981	Local, regional, national nonprofit org.		6/14/17	12/16/98
LOS ANGELES	City of Pomona Housing Authority	505 South Garey Ave	Pomona	CA	91766	(909) 820-2368	Benita DeFrank, Neighborhood Services Director		(909) 820-3702	Local, regional, national nonprofit org.	X	6/14/17	12/23/98
KERN	Golden Empire Affordable Housing, Inc	3600 Chester Ave. Ste. B	Bakersfield	CA	93301	(805) 833-1533	Gary Kammer		(805) 833-1617	Local, regional, national nonprofit org.		6/14/17	12/23/98
LAKE	Lake County Housing Services Dept	255 N. Forbes St.	Lakeport	CA	95453	(707) 263-2510	Linda Hedstrom	linda_h@co.lake.ca.us	(707) 263-2751	Local, regional, national nonprofit org.		6/14/17	12/23/98
FRESNO	Fresno Co. Economic Opportunities Commission	3120 W. Nielsen Ave., Ste. 102	Fresno	CA	93706	(559) 485-3733	George Egawa	egonl@psnw.com	(559) 485-3737	Local, regional, national nonprofit org.		6/14/17	1/5/99
EL DORADO	El Dorado County Housing Authority	937 Spring St	Placerville	CA	95667	(530) 821-6167	Joyce Aldrich	jaldrich@innercite.com		Local, regional, national nonprofit org.		6/14/17	1/6/99
IMPERIAL	Coachella Valley Housing Coalition	45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
RIVERSIDE	Coachella Valley Housing Coalition	45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
SAN BERNARDINO	Coachella Valley Housing Coalition	45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
SAN DIEGO	Coachella Valley Housing Coalition	45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
KERN	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcacromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
LOS ANGELES	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcacromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
NAPA	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcacromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
ORANGE	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcacromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
RIVERSIDE	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcacromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SACRAMENTO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcacromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN BERNARDINO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcacromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN DIEGO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcacromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN FRANCISCO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcacromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN JOAQUIN	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcacromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN MATEO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcacromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SANTA BARBARA	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcacromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SOLANO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcacromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
VENTURA	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcacromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
KERN	Keller & Company	4309 Argos Drive	San Diego	CA	92118		Chad Keller		(619) 795-7151			6/14/17	2/8/06
KERN	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936			6/14/17	2/8/06
IMPERIAL	Calexico Community Action Council Inc.	2306 M.L. King	Calexico	CA	92231	(760) 357-2996	Steve F. Rivera		(760) 357-2923			6/14/17	10/11/06
KERN	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101			6/14/17	3/28/12
LOS ANGELES	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
ORANGE	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
SAN BERNARDINO	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
VENTURA	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
LOS ANGELES	Community Development Commission	700 W. Main Street	Los Angeles	CA	91801	(626) 586-1812	Larry Newnam	larry.newnam@lacdc.org	(626) 943-3815	Local, regional, national public agency		11/6/17	8/17/17
KERN	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomo@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
KINGS	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomo@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
MADERA	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomo@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
MARIPOSA	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomo@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
MERCED	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomo@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
STANISLAUS	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomo@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
TULARE	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomo@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
FRESNO	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomo@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.		4/10/18	4/10/18
ALL COUNTIES	EAH, Inc.	22 Pelican Way	San Rafael	CA	94901	(415) 599-2712	Scott Johnson	scott.johnson@eahhousing.org	(415) 453-3883	Local, regional, national public agency	X	5/23/18	5/21/99
ALL COUNTIES	Community HousingWorks	2815 Camino Del Rio South, Ste. 350	San Diego	CA	92108	(619) 858-9031	Daniel Marcus	dmarcus@chworks.org	(619) 282-4145	Local, regional, national nonprofit organization	X	6/7/18	10/11/06
SONOMA	Burbank Housing Development Corp.	3432 Mendocino Ave	Santa Rosa	CA	95403	(707) 526-9782	John Lowry	burbank@sonic.net	(707) 526-9811	Local, regional, national nonprofit org.	X		12/23/98
SANTA CLARA	Cambrian Center, Inc.	2360 Samaritan Place	San Jose	CA	95124	(408) 559-0330	Dale J. Harrington	dale2360@ix.netcom.com	(408) 377-0478	Local, regional, national nonprofit org.	X		12/23/98
MARIN	Canal Community Alliance	91 Larkspur St	San Rafael	CA	94901	(415) 454-2640	Tom Wilson	canalca@aol.com	(415) 454-3967	Local, regional, national nonprofit org.	X		12/23/98
SANTA CLARA	Charities Housing Development Corp.	195 East San Fernando St	San Jose	CA	95112	(408) 282-1125	Chris Block	chblock@aol.com	(408) 282-1130	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	Hollywood Community Housing Corp.	1726 N. Whitley Ave	Hollywood	CA	90028	(323) 469-0710	Christina V. Duncan		(323) 469-1899	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	Hope - Net	780 S. Westmoreland Ave	Los Angeles	CA	90005	(213) 389-9949	Canoace Whalen	hope-net@pacbell.net	(213) 389-0098	Local, regional, national nonprofit org.	X		12/23/98
ALAMEDA	Housing Authority of County of Alameda	22941 Atherton St	Hayward	CA	94541	(510) 538-8876	✓	obasgal@aol.com	(510) 727-8554	Local, regional, national nonprofit org.			12/23/98
ORANGE	Neighborhood Housing Services of Orange County Inc.	350 Hillcrest	La Habra	CA	90631	(562) 694-2051	Diane Stewart	nhs@aol.com	(562) 694-2052	Local, regional, national nonprofit org.	X		12/23/98
SANTA CLARA	Palo Alto Senior Housing Project, Inc.	455 E. Charleston Rd	Palo Alto	CA	94306	(650) 494-1944	Genie Dee	gxdee@california.com	(650) 493-7437	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	Skid Row Housing Trust	1317 E. 7th St	Los Angeles	CA	90021	(213) 683-0522	Jim Bonar		(213) 683-0781	Local, regional, national nonprofit org.	X		12/23/98
SAN JOAQUIN	Stockton Shelter for the Homeless	P.O. Box 4803	Stockton	CA	95204	(209) 465-3812	Bill Mendelson		(209) 943-4806	Local, regional, national nonprofit org.	X		12/23/98
SAN FRANCISCO	Tenderloin Neighborhood Development Corp.	201 Eddy St	San Francisco	CA	94102	(415) 776-2151	Don Falk	ldoc@ix-netcom.com	(415) 776-3952	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	The Long Beach Housing Development Co.	333 W. Ocean Blvd., 2nd Flr	Long Beach	CA	90802	(562) 570-6826	Diana V. McNeel		(562) 570-6746	Local, regional, national nonprofit org.	X		12/23/98
MARIN	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
MARIN	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
MONTEREY	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
NAPA	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
PLACER	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SACRAMENTO	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SAN FRANCISCO	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SAN MATEO	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SANTA CLARA	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SANTA CRUZ	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SOLANO	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SONOMA	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SAN DIEGO	Civic Center Barrio Housing Corp	1665 E. 4th St, Ste. 210	Santa Ana	CA	92701	(714) 835-0406	Helen Brown	ccbhc@msn.com	(714) 835-7354	Local, regional, national public agency	X		12/24/98
ORANGE	Civic Center Barrio Housing Corp.	1665 E. 4th St, Ste. 210	Santa Ana	CA	92701	(714) 835-0406	Helen Brown	ccbhc@msn.com	(714) 835-7354	Local, regional, national public agency	X		12/24/98
RIVERSIDE	Neighborhood Housing Services of the Inland Empire, Inc.	1390 North D St	San Bernardino	CA	92405	(909) 884-8891	Edward Moncrief	edward@nhsie.org	(909) 884-8893		X		12/24/98
SAN BERNARDINO	Neighborhood Housing Services of the Inland Empire, Inc.	1390 North D St	San Bernardino	CA	92405	(909) 884-8891	Edward Moncrief	edward@nhsie.org	(909) 884-8893		X		12/24/98
SAN MATEO	Palo Alto Housing Corp	725 Alma St	Palo Alto	CA	94301	(650) 321-9709	Marlene H. Prendergast		(650) 321-4341	Local, regional, national nonprofit org.	X		12/24/98
SANTA CLARA	Palo Alto Housing Corp	725 Alma St	Palo Alto	CA	94301	(650) 321-9709	Marlene H. Prendergast		(650) 321-4341	Local, regional, national nonprofit org.	X		12/24/98
SANTA CLARA	South County Housing, Inc	7455 Camel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
SANTA CRUZ	South County Housing, Inc	7455 Camel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
MONTEREY	South County Housing, Inc.	7455 Camel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
SAN BENITO	South County Housing, Inc.	7455 Camel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
RIVERSIDE	BUILD Leadership Development Inc.	1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	tlg-build@msn.com	(949) 720-7434	Local, regional, national nonprofit org.	X		12/29/98
SAN BERNARDINO	BUILD Leadership Development Inc.	1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	tlg-build@msn.com	(949) 720-7434	Local, regional, national nonprofit org.	X		12/29/98
SAN FRANCISCO	BUILD Leadership Development Inc.	1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	tlg-build@msn.com	(949) 720-7434	Local, regional, national nonprofit org.	X		12/29/98
SACRAMENTO	Sacramento Valley Organizing Community	3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	soocl@pacbell.net	(916) 457-0207	Local, regional, national nonprofit org.	X		12/29/98
SOLANO	Sacramento Valley Organizing Community	3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	soocl@pacbell.net	(916) 457-0207	Local, regional, national nonprofit org.	X		12/29/98
YOLO	Sacramento Valley Organizing Community	3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	soocl@pacbell.net	(916) 457-0207	Local, regional, national nonprofit org.	X		12/29/98
SOLANO	Fairfield Redevelopment Agency, Planning Department	1000 Webster St., 2nd Floor	Fairfield	CA	94533	(707) 428-7688	Lark Solis	lsolis@ci.fairfield.ca	(707) 428-7621	Local, regional, national nonprofit org.	X		1/5/99
SAN FRANCISCO	Bernal Heights Neighborhood Center	515 Cortland Ave	San Francisco	CA	94110	(415) 206-2140	Housing Director		(415) 648-0793	Local, regional, national nonprofit org.	X		1/8/99
SAN FRANCISCO	Mission Housing Development Corp	474 Valencia St, Ste. 280	San Francisco	CA	94103	(415) 884-6432	Philip Dockow		(415) 884-0378	Local, regional, national nonprofit org.	X		1/8/99

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
STANISLAUS	Modesto Redevelopment Agency	940 11th St	Modesto	CA	95355	(209) 577-5247	Bill Cooper	bcooper@ci.modesto.ca.us	(209) 544-3982	Local, regional, national nonprofit org.	X		1/8/99
SAN FRANCISCO	Chinatown Community Development Center	1525 Grant Ave	San Francisco	CA	94133	(415) 984-1450	Joanne Lee	cchd@hooked.net	(415) 984-1494	Local, regional, national nonprofit org.	X		1/11/99
LOS ANGELES	Korean Youth & Community Center, Inc. (KYCC)	680 S. Wilton Place	Los Angeles	CA	90005	(213) 385-7400	Jimmy Lee		(213) 353-1280	Local, regional, national nonprofit org.	X		1/19/99
SOLANO	Pacific Community Services, Inc.	329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	Pacomseru@aol.com	(925) 439-0831	Local, regional, national nonprofit org.	X		1/21/99
SONOMA	Pacific Community Services, Inc.	329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	pacomseru@aol.com	(925) 439-0831	Local, regional, national nonprofit org.	X		1/21/99
SAN DIEGO	Bayview CDC	5100 Federal Blvd, 2nd Floor	San Diego	CA	92105	(619) 262-8403	Stasi Williams		(619) 262-7836	Local, regional, national nonprofit org.	X		5/19/99
STANISLAUS	Housing Authority of the County of Stanislaus	P.O. Box 581918	Modesto	CA	95358	(209) 523-0705	Rich Chubon	Rchubon@stancoha.net	(209) 522-8637	Local, regional, national nonprofit org.	X		6/10/99
SAN DIEGO	San Diego Co. Dept. of Housing & Cmty Development	3989 Ruffin Road	San Diego	CA	92123	(858) 694-4805	Alfredo Ybarra	aybarrod@co.san-diego.ca.us	(858) 694-4871	Local, regional, national nonprofit org.	X		9/19/00
SACRAMENTO	Norwood Family Housing	630 I Street, Second Floor	Sacramento	CA	95814	(916) 440-1328	Darren Bobrowsky	dbobrowsky@shra.org	(916) 442-8736	Local, regional, national nonprofit org.	X		1/9/02
SONOMA	Divine Senior Apartments	P.O. Box 148	Occidental	CA	95465	(707) 874-3538	Richard W. Blanz		(707) 874-3538	Local, regional, national nonprofit org.	X		5/29/03
LOS ANGELES	Francis R. Hardy, Jr.	2735 W. 94th Street	Inglewood	CA	90305	(323) 756-6533	Francis R. Hardy, Jr.		(323) 756-6533				9/18/03
LOS ANGELES	Many Mansions, Inc.	1459 E. Thousand Oaks Blvd., Ste. C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin	danhardy@west.net	(805) 496-4948	Local, regional, national nonprofit org.	X		4/28/04
SANTA BARBARA	Many Mansions, Inc.	1459 E. Thousand Oaks Blvd., Ste. C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin	danhardy@west.net	(805) 496-4948				4/28/04
VENTURA	Many Mansions, Inc.	1459 E. Thousand Oaks Blvd., Ste. C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin	danhardy@west.net	(805) 496-4948	Local, regional, national nonprofit org.	X		4/28/04
LOS ANGELES	Winnetka King, LLC	23586 Calabasas Road, Ste. 100	Los Angeles	CA	91302	(818) 222-2800	Rick Macaya		(818) 222-2800				4/28/04
LOS ANGELES	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
ORANGE	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
RIVERSIDE	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600x	Todd Cottle		(714) 242-2092		X		6/10/05
SAN BERNARDINO	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
SAN DIEGO	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
LOS ANGELES	Home and Community	2425 Riverside Place	Los Angeles	CA	90039	(213) 910-9738	Sabrina Williams		(213) 913-5819				11/28/05
LOS ANGELES	Hart Community Homes	2807 E. Lincoln Ave	Anaheim	CA	92086	(714) 630-1007	William Hart		(714) 630-3714		X		12/27/05
ORANGE	Hart Community Homes	2807 E. Lincoln Ave	Anaheim	CA	92086	(714) 630-1007	William Hart		(714) 630-3714		X		12/27/05
LOS ANGELES	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
ORANGE	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
RIVERSIDE	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
SAN BERNARDINO	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
SAN DIEGO	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
LOS ANGELES	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
ORANGE	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
RIVERSIDE	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
SAN BERNARDINO	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
SAN DIEGO	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
LOS ANGELES	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
ORANGE	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
RIVERSIDE	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
SAN BERNARDINO	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
VENTURA	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
LOS ANGELES	Clifford Beers Housing, Inc.	1200 Wilshire Blvd. Ste. 205	Los Angeles	CA	90017		James Bonar		(213) 316-0111		X		5/3/07
MONTEREY	CHISPA Inc.	295 Main Street, Suite 100	Salinas	CA	93901	(831) 757-6251	Normond V. Kolpin		(831) 757-7537				5/29/08
ALL COUNTIES	Allied Pacific Development, LLC	169 Saxony Road, Suite 103	Encinitas	CA	92024	(760) 557-1480			(760) 557-1480		X		5/27/10
ALL COUNTIES	Belveron Real Estate Partners, LLC	268 Bush St., #3534	San Francisco	CA	94104	(415) 273-6801			(415) 520-5688		X		5/27/10
ALL COUNTIES	Richman Group of California, LLC.	21520 Yorba Linda Blvd, Suite G-548	Yorba Linda	CA	92887	(714) 837-6138	Pamela Mikus	MikusP@therichmangroup.com			X		5/28/10
ALL COUNTIES	Renaissance Housing Communities	110 Pacific Avenue, Suite 292	San Francisco	CA	94111	(415) 0419-4027	David Silver		(415) 789-448		X		8/9/10
LOS ANGELES	CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
ORANGE	CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
RIVERSIDE	CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
SAN BERNARDINO	CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
ALL COUNTIES	WNC Community Preservation Partners, LLC	17782 Sky Park Circle	Irvine	CA	92620	(714) 862-5565			(714) 862-4412		X		3/3/11
ALL COUNTIES	Highland Property Development, LLC	250 W. Colorado Bv. Suite 210	Arcadia	CA	91007	(626) 698-6357	Paul Patierno	p.patierno@highlandcompanies.com	(626) 698-6365	Profit-motivated individual or organization			9/27/16
ALL COUNTIES	GAL Affordable LP	250 W. Colorado Bv. Suite 210	Arcadia	CA	91007	(626) 698-6357	Paul Patierno		(626) 698-6365	Profit-motivated individual or organization			10/24/16
ALL COUNTIES	Eden Housing, Inc.	22845 Grand Street	Hayward	CA	94541	(510) 582-1460	Andrea Osgood	aosgood@edenhousing.org	(510) 582-6523	Local, regional, national nonprofit org.	X		11/8/16
LOS ANGELES	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
ORANGE	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
RIVERSIDE	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
SAN BERNARDINO	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
VENTURA	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
SAN DIEGO	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/7/17

<u>County</u>	<u>Organization</u>	<u>Address</u>	<u>City</u>	<u>ST</u>	<u>Zip</u>	<u>Phone Number</u>	<u>Contact Person</u>	<u>E-Mail Address</u>	<u>FAX Number</u>	<u>Type of Organization</u>	<u>Confirm</u>	<u>Date Revised</u>	<u>List Added</u>
ALL COUNTIES	Colrich Multifamily Investments, LLC	444 West Beach St.	San Diego	CA	92101	(858) 490-2300	Danny Gabriel	dannyg@colrich.com	(858) 490-0264	Profit-motivated individual or organization			4/16/18
SAN FRANCISCO	MOHCD City and County of San Francisco	One South Van Ness, Fifth Floor	San Francisco	CA	94103	(415) 701-5619	Lisa Motoyama	lisa.motoyama@sfgov.org	(415) 701-5501	Local, regional, national public agency			
LOS ANGELES	Santa Fe Art Colony Tenants Association	2415 S. Santa Fe Avenue, Unit 2	Los Angeles	CA	90058	(310) 663-6665	Sylvia Tidwell	sylvia@sylviatidwell.net		Tenants' Association			
ALL COUNTIES	Standard Property Company, INC. (DBA Standard Commu	1901 Avenue of the Stars, Suite 395	Los Angeles	CA	90067	(310) 553-5711	Brad Martinson	bmartinson@standard-companies.com	(310) 551-1666	Profit-motivated individual or organization			6/4/18





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ATTACHMENT 2

February 2022 | General Plan EIR Addendum

ADDENDUM TO THE GENERAL PLAN EIR
SCH No. 2001072105
FOR THE
2021–2029 HOUSING ELEMENT UPDATE
City of Yuba City

Prepared for:

City of Yuba City
Benjamin Moody
Development Services Director
1201 Civic Center Boulevard
Yuba City, California 95993
530.822.3231

Prepared by:

PlaceWorks
Miles Barker, Project Planner
101 Parkshore Drive, Suite 112
Folsom, California 95630
916.276.0616
info@placeworks.com
www.placeworks.com

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1. Addendum to the Adopted General Plan EIR

1.1 BACKGROUND

The proposed 2021–2029 Housing Element (proposed project) will replace the existing 2013–2021 Housing Element and serve as the City of Yuba City’s (City’s) guiding policy document that meets future needs of housing for all the City’s economic levels. The Housing Element is one of eight elements of the City’s General Plan.

The General Plan is the foundation development policy document for Yuba City. It defines the framework by which the physical, economic, and human resources of the city are to be managed and used over time. The General Plan acts to clarify and articulate the intentions of the City with respect to the rights and expectations of the public, property owners, and prospective investors and business interests. The General Plan informs these citizens of the goals, objectives, policies, and standards for development of the city and the responsibilities of all sectors in meeting these. While the General Plan Environmental Impact Report (EIR) did not specifically address the Housing Element, the policies in the General Plan address the physical impacts resulting from development in Yuba City.

As a policy document, the Housing Element does not result in physical changes to the environment but encourages the provision of affordable housing within the housing development projected within the existing land use designations in the Land Use Element of the General Plan. None of the policies in the proposed project would change the existing land use pattern, as established by the General Plan and evaluated in the General Plan EIR. All future construction within Yuba City must comply with the General Plan, zoning ordinance, state and federal permits, and local development standards. In addition, future discretionary actions (e.g., use permits, site plan review) require independent and project-specific environmental review to comply with the California Environmental Quality Act (CEQA).

This document serves as the environmental documentation for the City’s proposed 2021–2029 Housing Element update. This addendum to the City of Yuba City’s General Plan EIR, certified in February 2004 (State Clearinghouse Number 2001072105), demonstrates that the analysis in that EIR adequately addresses the potential physical impacts associated with implementation of the proposed project, and the proposed project would not trigger any of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration.

1.2 GENERAL PLAN EIR

The General Plan EIR addresses potentially significant impacts related to land use, transportation, open space and agriculture, parks and recreation, schools and community facilities, public facilities and utilities, air quality, noise, public safety, hazardous materials, geology, soils and seismicity, biological resources, hydrology, flooding and water quality, and cultural resources. The General Plan policies identified in the General Plan EIR reduce significant impacts to a less than significant level for the following environmental topic areas: land use, transportation, parks and recreation, schools and community facilities, public facilities and utilities, noise, public

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safety, hazardous materials, geology, soils and seismicity, biological resources, hydrology, flooding and water quality, and cultural resources.

The General Plan EIR determined that implementation of the General Plan would result in significant and unavoidable impacts to the following environmental topics.

- Open Space and Agriculture
 - Impact 3.3-a: New development under the General Plan will convert open space and Prime Farmland, Unique Farmland, Grazing Farmland or Farmland of Statewide Importance to nonagricultural uses.
- Air Quality
 - Impact 3.7-a: Development under the General Plan could lead to increased emissions of carbon monoxide and ozone precursors that exceed air district thresholds and cause degradation of local air quality.

1.3 PROJECT SUMMARY

CEQA requires the City to evaluate the environmental impacts associated with changes to the environment. In this instance, most of the goals, policies, and programs from the previous Housing Element are continued through to the proposed 2021–2029 Housing Element. Table 1-1 includes the changes in goals or policies between the existing 2013–2021 Housing Element and the proposed 2021–2029 Housing Element. Modifications to the existing policies are identified in the text following Table 1-1.

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Table 1-1 Summary of Program Changes Between Existing Housing Element and 2021–2029 Housing Element

Programs	Implementation Status	Continue/Modify/Delete
H-A-1 Continue to enforce City building, fire, health, and zoning codes to remedy existing pockets of blight and deterioration to conserve and improve the condition of existing affordable housing stock in coordination with rehabilitation and other infrastructure improvement programs. This includes continuing to offer Single-Family and Multi-Family Rehabilitation Programs and continuing to partner with a rehabilitation housing consultant to offer the Housing Rehabilitation Program. Conduct a Housing Condition Survey prior to completion of the 6th cycle Housing Element update.	The City met periodically with the Regional Housing Authority's rehabilitation consultant to target efforts as a part of their ongoing partnership. The Regional Housing Authority continued to offer the Housing Rehabilitation Program for single-family housing. Over the planning period, 15 homes were rehabilitated through the Housing Rehabilitation Program. The City received Community Development Block Grant (CDBG) funding in 2018 (\$650,001), 2019 (\$647,714), and 2020 (\$666,760) to provide rehabilitation loans, among other activities. The City has not received any recent requests to assist with multifamily rehabilitations. In 2018, the City received HOME funds (\$500,000), a portion of which supported rehabilitation loans. The Housing Condition Survey was not completed. The City continues to monitor housing conditions through Code Enforcement and the Building Department.	Modify and continue as Program H-A-1: Conservation of Existing Housing.
H-A-2 Continue the City's policy which allows for second family residences within single-family residential neighborhoods by reducing lot coverage requirements and allowing for tandem parking when setback requirements are met. In addition, the zoning code will be amended to allow second family residences in all residential zones as follows: Amend the zoning code to allow second family residences (second units) ministerially in the R-2 and R-3 zones per state law.	The City amended the zoning code to allow accessory dwelling units (ADUs; second units) ministerially in the R-2 and R-3 zoning districts to comply with state law.	Modify and continue as Program H-A-2: Accessory Dwelling Units. The City will continue to monitor all state ADU laws and update the zoning code as needed. City will promote ADU construction.
H-A-3 The City will amend the zoning code to address the requirements of AB 2634 and allow single-room occupancy (SRO) housing without a use permit in the C zones as other residential uses are regulated in the City's zoning code. SROs are one housing type appropriate for extremely low-income households.	The City has not yet amended the zoning code to allow single-room-occupancy (SRO) housing in the C zoning district.	Combine with Program H-D-4, Program H-D-5 and Program H-D-9 and continue as Program H-D-3: Facilitate Construction of Special-Needs Housing.
H-A-4 The City will continue to ensure that zoning standards and development requirements facilitate the construction of a diversity of housing types, including apartment complexes, group housing, and townhomes in order to meet the needs of all households and income levels. Understanding that higher-density housing often means more affordable housing, the City will continue to encourage development at the higher end of the density range in land designated as low/medium and medium/high density residential in the General Plan through the following actions:	The zoning code allows density bonuses. In 2021, the City approved a multifamily housing project with 176 units through a density bonus. This project, Richland Village, is on 170 Bernard Drive abutting the Sutter County Airport property. It will include 8 multiunit buildings with a community center. Staff continues to encourage the development of a diversity of housing types by promoting alternative development opportunities such as density bonuses when they meet with interested developers.	Modify and continue as Program H-A-3: Facilitate a Variety of Housing Types.

1. Addendum to the Adopted General Plan EIR

Programs	Implementation Status	Continue/Modify/Delete
- Provide density bonuses in accordance with Sections 65915 through 65918 of the California Government Code. - Continue to negotiate alternative development standards such as alternative parking standards, street improvement standards, maximum density, and lot coverage.		
H-A-5 Develop regulations for condominium conversions that minimize displacement of lower-income residents and prevent the loss of affordable housing units; conversions can be allowable as an opportunity for homeownership for current residents.	The zoning code regulates condominium conversions in accordance with the intent of this program.	Delete.
H-B-1 The City will continue to apply for additional funding, as funding becomes available, to encourage and facilitate the purchase of affordable housing units by low-income households through the First-Time Home Buyers Program.	The City has continued to apply for HOME and CalHome funding. In 2018, the City received HOME funds (\$500,000), a portion of which supported first-time homebuyer loans. During the planning period, 16 first-time homebuyers were assisted with loans.	Modify and continue as Program H-B-1: First-Time Home Buyers Program.
H-B-2 Continue to strive to increase the number of extremely low-, very low-, and low-income households receiving rental assistance and support applications by the Regional Housing Authority of Sutter & Nevada Counties for Section 8 Housing Choice Vouchers as well as Article 34 referenda requests. In addition, support increase in the number of these types of households receiving rental assistance through Tenant Based Rental Assistance via HOME.	The City continued to work with Regional Housing Authority to expand the use of Housing Choice Vouchers (Section 8) in Yuba City. Through its partnership with the Regional Housing Authority, Yuba City increased housing opportunities for Housing Choice Vouchers. At the time of this update, there are 576 vouchers in use in Yuba City. There were no Article 34 referendum requests made during the planning period.	Modify and continue as Program H-B-2: Housing Choice Voucher Program.
H-B-3 Continue to monitor federal-, state-, and locally funded units at risk of conversion to market rate. There are 153 units at risk during the 2013–2021 planning period. The City will take the following actions to alleviate the loss of units at risk due to conversion to market-rate units. - On an annual basis the City will update its list of subsidized rental properties and identify those units at risk of converting to market-rate units. - The City will contact owners of units at risk of converting regarding their interest in selling properties or maintaining the rental units as affordable units. - The City will work with property owners to identify and apply for federal, state, and local subsidies to ensure the continued affordability of housing units. - The City will maintain a list of nonprofit agencies interested in acquisition/rehabilitation of at-risk units and inform them of the status of such units. - The City will work with nonprofit agencies to identify and apply for federal, state, and local subsidies to assist with providing funding for the acquisition and rehabilitation of at-risk projects. - The City will provide to tenants of at-risk units referral and contact information regarding tenant rights and conversion procedures, as well as information regarding other affordable housing opportunities within the city.	The City maintained updated lists of affordable units, contacted owners, and worked with nonprofits. The 153 units that were at risk during the 2013–2021 planning period did not convert to market rate. The City continues to monitor the status of affordable units.	Modify and continue as Program H-B-3: At-Risk Housing Units.

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Programs	Implementation Status	Continue/Modify/Delete
H-C-1 The City will utilize its GIS system to identify vacant infill sites within the city, where services are already available, to be targeted for new affordable housing development. These sites are currently identified in the Land Inventory of this Housing Element and available at the City's Planning Department. The City will advertise on its website a list of vacant infill sites to facilitate the development of new affordable housing.	The Housing Element Land Inventory Map is available at the City's Planning Department, and staff are available to discuss infill sites as developers inquire; this is common practice at the City.	Delete.
H-C-2 The City will continue to negotiate written agreements with the County to transfer RHNA fair share allocations due to annexations of vacant land designated for residential use and establish the standards and conditions that will subsequently be applied on a project-by-project basis. The success of written agreements developed will be evaluated and any findings incorporated into the future contracts in order to adequately provide for regional fair share housing needs. Additionally, the City will work with the County and SACOG to incorporate changes to target adjustments to RHNA allocations established in agreements in subsequent Housing Element updates.	The City annexed 233.1 acres of land from the County and worked with the Sacramento Area Council of Governments (SACOG) to adjust the Regional Housing Needs Allocation (RHNA) as necessary. In the 2013-2021 projection period, the adjustment was 2,679 units. In the 2021-2029 projection period, the adjustment is 3,308 units.	Delete. The County does not have any annexations planned during the 6th cycle projection period.
H-C-3 In order to continue to meet affordable housing needs, Sutter County will assist in obtaining funding for any planned affordable housing projects that are to be annexed. Annexation agreements/written documents will identify any such projects and will outline joint funding strategies.	The annexations that took place during the planning period consisted of pre-existing developed properties and did not include any planned affordable housing projects.	Modify to continue to collaborate with Sutter County on joint funding strategies for affordable housing and continue as Program H-C-1: Regional Approach to Affordable Housing.
H-C-4 Annually estimate the amount of vacant land available for single-family and multiple-family residential housing within the City's sphere of influence. When the remaining dwelling unit capacity of that land falls below an estimated supply necessary for a three-year period, the Planning Department shall recommend amendments to the Planning Commission and City Council to increase the supply.	The City continues to monitor sites to ensure there are sufficient sites to meet the RHNA.	Delete. The city has sufficient sites within the city limits and does not need to monitor sites within the sphere of influence (SOI).
H-C-5 To ensure that there is a sufficient supply of multifamily zoned land to meet the City's RHNA, the City will encourage lot consolidations to combine small residential lots into larger developable lots by annually meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units. In addition, the City will allow administrative processing of lot consolidation. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer one or more of the following incentives on a project-by-project basis: • Allow affordable projects to exceed the maximum height limits. • Lessen set-backs. • Reduce parking requirements. The City will also consider offsetting fees (when financially feasible).	The City did not receive any projects that proposed lot consolidation to develop multifamily development. The City did not hold formal annual meetings with local developers to discuss development opportunities but was and is available to discuss sites upon developer inquiries. The City will continue to encourage lot consolidations and promote incentives to support the development of multifamily housing.	Continue as Program H-C-2: Lot Consolidation for Multifamily Development.

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Programs	Implementation Status	Continue/Modify/Delete
H-C-6 During the period of the 2013–2021 Housing Element update, the City will annex land within the Lincoln East Specific Plan Area (LESP) to help to accommodate the City's RHNA. Approximately 50 acres are zoned for high density multifamily residential use at a density range of 12-36 units per acre with an average density of 24 units per acre. The LESP includes a minimum 10% affordable housing goal and allows owner-occupied and multifamily rental residential uses by right, without discretionary approval. The City will amend the LESP to require a minimum density of 20 units per acre and allow residential uses only on enough acres to ensure a minimum of 529 units will be developed on sites zoned medium high density to accommodate the identified shortfall of units affordable to lower-income households. The City has worked with the Sutter County Local Agency Formation Commission (LAFCO) on the proposed annexation and will continue to work with the property owners to move towards annexation of the LESP area. To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA. The LESP area represents an important opportunity for higher density sites. As part of the inventory monitoring, the City will specifically review progress in annexing these areas annually. If the annexation is not completed, the City will identify and rezone adequate sites to meet the lower-income RHNA by December 31, 2016. The City will report its progress to HCD on an annual basis in its annual reports, pursuant to Government Code Section 65400.	The Lincoln East Specific Plan (LESP) area was not annexed during the planning period. Previously anticipated development became financially infeasible due to lack of infrastructure, land processing costs, required phasing, and mitigation.	Delete.
H-D-1 Continue and expand, where feasible, partnerships with for-profit or nonprofit housing organizations to provide affordable housing. Consider contracting with additional organizations to provide housing services and information for special needs groups within the City.	The City continues to partner with the Regional Housing Authority to provide affordable housing. The City approved a new, 40-unit apartment complex, New Haven Court, which opened in April 2021. New Haven Court is managed in partnership by Hands of Hope and Sutter-Yuba Behavior Health and provides housing for special-needs populations (chronically homeless and persons with disabilities) earning up to 50% Area Median Income (AMI).	Modify and continue as Program H-D-1: Partner with Housing Advocates.

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Programs	Implementation Status	Continue/Modify/Delete
H-D-2 Continue to work with Sutter County, the farm industry, and neighborhoods where housing projects are proposed to facilitate the provision of farmworker housing. Assist in meeting the housing needs of farmworkers in and around Yuba City. The City will work with the County, develop a list of sites with the appropriate zoning suitable for farmworker housing and assist the County and other development partners in the form of technical assistance with the preparation of the application for farmworker housing funds as the need arises. Additionally, when funding is available, the City will provide matching funds for the County and other development partners that plan to provide new farmworker housing units and encourage the development of units targeted toward single farmworkers. Consider adding priority processing for applications to develop housing for farmworkers. When and if necessary, engage residents of neighborhoods around potential farmworker housing sites in a public workshop to discuss current laws surrounding the siting of farmworker housing and promote discussion to circumvent unnecessary confrontation.	The Housing Authority takes the lead on farmworker housing in the City. The City continues to support the Housing Authority's efforts. The Housing Authority developed a 10-unit farmworker project in Richland Housing that was completed in 2015. The Housing Authority maintains 190 units of farmworker housing at Richland Farm and an additional 99 beds of migrant worker housing at its Richland Public Housing.	Continue as Program H-D-2: Farmworker Housing.
H-D-3 The City will continue to encourage diversity in unit size within multiple-family housing projects and to be proactive in the development of three- and four-bedroom housing units for large families by granting priority funding for projects which include three or more bedrooms.	The City continued to encourage diversity in unit size.	Delete.
H-D-4 The City will, as required by SB 2, amend the zoning code for transitional and supportive housing as a residential use in all zones allowing residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone and without any discretionary action. The zoning code will also be amended to include the following definitions related to transitional and supportive housing per Government Code Sections 65582(f), (g) and (h): • "Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. • "Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. "Transitional housing" means buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.	The City is completing an update to its other General Plan elements and Zoning Code concurrently with this Housing Element update. These definitions will be added as a part of the update process. This program was updated to meet state law requirements.	Combine with Program H-A-3, Program H-D-5 and Program H-D-9 and continue as Program H-D-3: Facilitate Construction of Special-Needs Housing.

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Programs	Implementation Status	Continue/Modify/Delete
H-D-5 In order to remove constraints on housing for persons with disabilities under guidelines set forth in the Fair Housing Act, provide a reasonable accommodation procedure that is available to individuals with disabilities and their representatives as well as providers of housing for individuals with disabilities. Evaluate the zoning regulations for ADA compliance and formalize a provision for reasonable accommodations for persons with disabilities that will be separate from a variance or use permit. When updating the zoning and building code to include a reasonable accommodation measure the City will reference the model ordinance and examples provided to the City by HCD to open housing opportunities to individuals with disabilities. Provide safeguards on privacy interests of applicants and providers. Provide an opportunity for appeal of adverse decisions by aggrieved applicants.	The City currently follows the Fair Housing Act and will continue this program to create model ordinance for reasonable accommodations.	Combine with Program H-D-4 and Program H-D-9 and continue as Program H-D-3: Facilitate Construction of Special-Needs Housing.
H-D-6 Continue to offer specific incentives for development of individual or group-care housing affordable to the City's senior and special needs populations through City-specific density bonuses (in addition to state requirements), reduced parking requirements, and development fee reductions for projects at infill localities.	The City approved a 40-unit apartment complex, New Haven Court, which opened in April 2021 and provides housing to special-needs populations (chronically homeless persons and persons with disabilities) earning less than 50% AMI. The City offered development fee reductions and permitted reduced parking requirements to support the development of the New Haven Court project.	Continue as Program H-D-4: Residential Care Facilities.
H-D-7 Continue to promote equal housing opportunities to educate residents, developers, nonprofit organizations, and decision-makers on Fair Housing, including holding an annual fair housing fair. Continue to provide notice and information on fair housing rights and responsibilities by providing information at the Development Services Department counter, on the City's website, and other centers and public facilities throughout the community. The City will disseminate information in languages other than English and where appropriate through various forms of non-written media. Refer known incidents of discrimination in lending practices and the sale or rental of housing to US Department of Housing and Urban Development (HUD), California Department of Fair Employment and Housing, and California Department of Consumer Affairs and/or California Rural Legal Assistance for action.	Through its partnership with Regional Housing Authority, Yuba City distributes information on fair housing in English, Spanish, and Punjabi to organizations that work with the general public and represent the building and real estate agencies. The Regional Housing Authority conducts annual fair housing events to raise awareness of fair housing issues. The City complies with fair housing law regarding complaints by referring fair housing cases to the United States Department of Housing and Urban Development's (HUD's) Office of Fair Housing and Equal Opportunity (FHEO), and the California Department of Fair Employment and Housing (DFEH), and nonprofit organizations such as California Rural Legal Assistance (CRLA). Yuba City has not tracked how many cases were referred during the previous planning period but will continue to refer fair housing cases.	Revise to address AB 686 and continue as Program H-F-1: Affirmatively Furthering Fair Housing.

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Programs	Implementation Status	Continue/Modify/Delete
H-D-8 The City will work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for seniors, large families, female headed households, female-headed households with children, persons with disabilities and developmental disabilities, extremely low-income households, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The City will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the city, county, state and federal governments. In addition, as appropriate, the City will apply or support others' applications for funding under state and federal programs designated specifically for special needs groups and other lower-income households such as seniors, persons with disabilities, extremely low-income households, and persons at risk for homelessness.	The City approved a 40-unit apartment complex, New Haven Court, which opened in April 2021 and provides housing to special-needs populations (chronically homeless persons and persons with disabilities) earning less than 50% AMI. The City offered development fee reductions and permitted reduced parking requirements to support the project. In January 2021, the City approved a 176-unit affordable apartment complex, Richland Village Project, to house individuals and families earning up to 60% AMI. The City offered reduced development impact fees to support the development of this project.	Modify and continue as Program H-D-5: Housing for Special Needs and continue as Program H-D-6: Assistance for Persons with Developmental Disabilities.
H-D-9 To comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will amend the zoning code to 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 (Section 17021.5). The zoning code 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 (Section 17021.6) in zones where agricultural uses are permitted.	The City currently allows for farmworker housing and will amend their zoning code to meet state law.	Combine with Program H-A-3, Program H-D-4 and Program H-D-5 and continue as Program H-D-3: Facilitate Construction of Special-Needs Housing.
H-E-1 Incorporate energy conservation measures as an integral part of housing rehabilitation programs. Provide free information to residents on energy conservation and available programs at the Development Services Department counter and on the City's website, and feature energy conservation as an important part of the annual Housing Fair.	The City developed marketing material through the Sutter-Butte Energy Program to provide energy conservation to community members from 2013 to 2017. The marketing materials were included with water bills, provided as counter brochures, and promoted in a social media campaign. Additionally, the City distributed energy conservation information at multiple annual events, including the Yuba-Sutter Fair, Downtown Summer, and Winter Stroll.	Combine with Program H-E-2, and continue as Program H-E-1: Energy Efficiency.
H-E-2 Encourage participation in PG&E's Community Resource Project Inc., home energy audits, weatherization and minor home repair programs, particularly for extremely low-, very low- and low-income households. Information on these programs will be provided via brochures available at the Development Services Department counter, on the City's web site, and at the annual Housing Fair.	Through its participation in the Local Governments Partnership with PG&E and the Sutter Butte Energy Watch, the City encouraged participation in PG&E's Community Resource Project, home energy audits, weatherization, and minor home repair programs. Marketing materials were included in water bills, provided as counter brochures, and promoted in social media campaigns. Additionally, the City distributed weatherization information at multiple annual events, including the Yuba-Sutter Fair, Downtown Summer, and Winter Stroll.	Combine with Program H-E-1, and continue as Program H-E-1: Energy Efficiency.

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As shown in Table 1-1, the proposed 2021–2029 Housing Element consolidates many programs from the previous Housing Element to aid in implementation and eliminate redundancy. The following 14 amended programs are included in the proposed 2021–2029 Housing Element (Note: the following programs are modified using underline or ~~strikeout~~ to indicate changes to the amended programs):

- **Program H-A-1: Conservation of Existing Housing.**

Continue to enforce City building, fire, health, and zoning codes to remedy existing pockets of blight and deterioration to conserve and improve the condition of existing affordable housing stock in coordination with rehabilitation and other infrastructure improvement programs. This includes continuing to offer Single-Family and ~~Multi-Family~~ Multifamily Rehabilitation Programs and continuing to partner with a rehabilitation housing consultant to offer the Housing Rehabilitation Program. ~~Conduct a Housing Condition Survey prior to completion of the 6th cycle Housing Element update. The City will explore the feasibility of allowing the Owner Occupied Rehabilitation Program to pay for solar panels for low-income households, particularly seniors. Additionally, the City will meet with the Reginal Housing Authority to identify and apply for funding opportunities to provide relocation assistance to residents at risk of displacement due to rehabilitation needs. The City will collaborate with the Housing Authority to target efforts in the rehabilitation assistance programs in areas of concentrated poverty, particularly in low resource areas, to reduce displacement risk for lower-income households due to housing condition or cost of repairs. The City will provide informational materials in languages other than English, as needed. The City will create a program to prevent displacement and mitigate relocation impacts as a result of code enforcement activities.~~

- **Program H-A-2: Accessory Dwelling Units.**

Continue the City's policy ~~which that~~ allows for ~~second family residences~~ accessory dwelling units (ADUs) within single-family residential neighborhoods by reducing lot coverage requirements and allowing for tandem parking when setback requirements are met. In addition, the zoning code will be amended to allow ~~second family residences in all residential zones as follows:~~ ADUs and Junior ADUs (JADUs) in all zones where residential structures are allowed (R-1, R-2, R-3, C-1, C-2, C-3, and C-O), in accordance with Assembly Bill (AB) 2299 and Senate Bill (SB) 1069. The City will also promote ADU construction through informational brochures on the permitting process and benefits of second-unit development that will be available at City buildings and on the City's website. The City will identify and offer incentives for ADU development. The City will provide preapproved ADU plans. The City will emphasize the benefits of ADUs to property owners in high resource areas to encourage construction in these areas to improve mobility options for lower-income households and to increase housing supply to meet shortages of affordable units and housing overall as a result of displacement due to the Camp Fire. The intent of increasing the supply of ADUs is to aid in reducing displacement risk due to housing supply and costs.

~~Amend the zoning code to allow second family residences (second units) ministerially in the R-2 and R-3 zones per state law.~~

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■ **Program H-A-43: Facilitate a Variety of Housing Types.**

The City will continue to ensure that zoning standards and development requirements facilitate the construction of a diversity of housing types, including apartment complexes, group housing, and townhomes ~~in order~~ to meet the needs of all households and income levels. Understanding that higher-density housing often means more affordable housing, the City will continue to encourage development at the higher end of the density range in land designated as low/medium and medium/high density residential in the General Plan, with a special emphasis on high opportunity areas, through the following actions:

- Provide density bonuses in accordance with Sections 65915 through 65918 of the California Government Code.
- Continue to negotiate alternative development standards, such as increased height limits, alternative parking standards, street improvement standards, maximum density, and lot coverage.
- The City will encourage construction of affordable housing at a range of densities throughout the city, primarily in high resource areas, to combat the concentration of lower-income households downtown, improve housing mobility opportunities, and increase the supply of subsidized units in high resource areas.

■ **Program H-B-1: First-Time Home Buyers Program.**

The City will continue to apply for additional funding, as funding becomes available, to support the Regional Housing Authority's First-Time Home Buyer Program to encourage and facilitate the purchase of affordable housing units by low-income households ~~through the First-Time Home Buyers Program~~. To assist low-income first-time home buyers to be purchase ready, the City will promote the free HUD-certified homebuyer courses that are offered locally. The City will provide materials in languages other than English, as requested. To encourage housing mobility, the City will collaborate with the Housing Authority to encourage use of the program in areas of high opportunity and resources and will assist first-time home buyers in locating housing in high resource areas. Also, as a part of Program H-F-1, the City will support non-profit organizations in their efforts to combat lending practices that disproportionately impact people in protected classes including race, color, national origin, religion, sex, age, or disability.

■ **Program H-B-2: Housing Choice Voucher Program.**

Continue to strive to increase the number of extremely low-, very low-, and low-income households receiving rental assistance and support applications by the Regional Housing Authority of Sutter ~~& and~~ Nevada Counties for Section 8 Housing Choice Vouchers as well as Article 34 referenda requests. In addition, support an increase in the number of these types of households receiving rental assistance through Tenant Based Rental Assistance via HOME. Additionally, the City will direct residents of "at risk" units to obtain Section 8 vouchers to assist with connecting them with housing opportunities throughout Yuba City.

As City resources allow, to enhance housing mobility and access to higher opportunity areas, the City will:

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- Conduct outreach to property managers in high resource areas with a low percent of vouchers to provide education on source of income discrimination and voucher programs and to encourage them to accept Section 8 assistance.
- Compile information on organizations that provide pre- and post-move services to voucher holders.
- Collaborate with high performing school districts to attract a diversity of staff to serve lower income students particularly in low resource areas with high rates of diversity.
- Encourage collaboration between local governments and community land trusts as a mechanism to develop affordable housing in higher-opportunity areas.
- Post information on the City's website, including city-wide affordable rental registries.

■ **Program H-B-3: At-Risk Housing Units.**

~~Continue to monitor federal, state, and locally funded State law requires jurisdictions to provide a program in their housing elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. Units that are considered "at-risk" are subsidized low-income housing projects whose subsidized contract expires within 10 years, putting the units at risk of being converted to market-rate and being lost as affordable housing. While there are no units whose contract is set to expire within 10 years, the Sutter Village and Live Oak Apartments have Section 8 contracts that require annual review and are therefore considered "at-risk." Given this, there are 109 units at risk of conversion to market rate. There are 153 units at risk during the 2013-2021-2029 planning period.~~

The City will continue to regularly refer to the list that the Housing Authority maintains of all dwellings within the city that are subsidized by government funding or low-income housing developed through local regulations or incentives. The City will contact all property owners within three years of affordability expiration to discuss the City's desire to preserve complexes as affordable housing and ask them to provide at least two years' notice prior to the conversion of any units for lower-income households to market-rate units. Participation from agencies interested in purchasing and/or managing at-risk units will be sought. Coordinate with owners of expiring subsidies to ensure tenants receive the required notices at 3 years, 6 months, and 12 months, per state law. The City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law. The City shall contact entities such as California Rural Legal Assistance (CRLA) to assist renters.

If the City learns of any unexpected potential conversions or changes in ownership, the City will take the following actions to alleviate the loss of units at risk due to conversion to market rate units:

- ~~○ On an annual basis the City will update its list of subsidized rental properties and identify those units at risk of converting to market rate units.~~
- ~~○ The City will contact owners of units at risk of converting regarding their interest in selling properties or maintaining the rental units as affordable units.~~
- ~~○ The City will work with property owners to identify and apply for federal, state, and local subsidies to ensure the continued affordability of housing units.~~
- ~~○ The City will maintain a list of nonprofit agencies interested in acquisition/rehabilitation of at-risk units and inform them of the status of such units.~~

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- ~~○ The City will work with nonprofit agencies to identify and apply for federal, state, and local subsidies to assist with providing funding for the acquisition and rehabilitation of at-risk projects.~~
 - ~~○ The City will provide to tenants of at-risk units referral and contact information regarding tenant rights and conversion procedures, as well as information regarding other affordable housing opportunities within the city.~~
 - Meet with the owners (or their representatives) of the subsidized rental housing developments that are facing unexpected risk to the affordable units in a timely fashion, to discuss their plans for maintaining, converting, or selling their properties. If any of the owners indicate that the affordability of the units is at risk of conversion to market rate housing or that the owner intends to sell the property, the City will seek to facilitate the acquisition of the property by another for-profit or nonprofit entity to preserve the rental units as affordable housing. The City will not take part directly in negotiations regarding the property but will apply for state or federal funding on behalf of an interested nonprofit entity, if necessary, to protect the affordability of the rental units. The City will request that the property owners provide evidence that they have complied with state and federal regulations regarding notice to tenants and other procedural matters related to conversion.
 - Work with the Housing Authority to ensure that low-income tenants displaced as a result of a conversion receive priority for federal housing vouchers.
 - Ensure that tenants are adequately notified throughout the preservation/acquisition process as to the status of their housing units, impacts of the ownership change or preservation process on occupancy and rents, their rights and responsibilities as tenants, and who to contact with questions or concerns. The City will work with the responsible entity (whether the existing property owner, the Housing Authority, a nonprofit entity, or a new for-profit entity) to distribute information and conduct tenant meetings, as needed, to keep residents informed of the preservation process, tenant options, and what to expect once the process has been completed.
- **Program H-C-31: Regional Approach to Affordable Housing.**
To continue to meet affordable housing needs, the City will work with Sutter County~~will to~~ assist in obtaining funding for any planned affordable housing projects ~~that are to be annexed. Annexation agreements/written documents will identify any such projects and will outline develop~~ joint funding strategies to subsidize and support the construction of affordable housing.
- **Program H-D-1: Partner with Housing Advocates.**
Continue and expand, ~~partnerships with for-profit or nonprofit housing organizations to provide affordable housing, including the Regional Housing Authority, to provide affordable housing for special-needs groups, including but not limited to low, very-low and extremely-low-income households. Contract with additional organizations to provide housing services and information for special-needs groups within the City.~~ partnerships with for-profit or nonprofit housing organizations to provide affordable housing for special-needs groups, including but not limited to low, very-low and extremely-low-income households. Contract with additional organizations to provide housing services and information for special-needs groups within the City. Work with service providers so that City staff can engage directly with their clients to hear first-hand the needs of the residents in Yuba City. Meet with organizations to identify sites for affordable housing in high resource areas and provide technical assistance, when requested,

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in identifying funding to subsidize units. Increasing the supply of affordable housing and focusing this development in high resource areas will combat concentrations of lower-income households that currently exists in downtown and will provide opportunities for housing mobility.

■ **Program H-D-85: Housing for Special Needs Groups.**

The City will work with housing providers to ensure that special housing needs and the needs of ~~lower-low, very-low and extremely low-income households are addressed, for seniors, large families, female headed households, female-headed households with children, persons with disabilities and developmental disabilities, extremely low-income households, and homeless individuals and families especially residents in low-resource areas.~~ The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The City will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the city, county, state, and federal governments. In addition, as appropriate, the City will apply or support others' applications for funding under state and federal programs designated specifically for special-needs groups and other lower-income households such as seniors, persons with disabilities, extremely low-income households, and persons at risk for homelessness.

■ **Program ~~H-D-7~~ H-F-1: Affirmatively Furthering Fair Housing.**

~~Continue to promote equal housing opportunities to educate residents, developers, nonprofit organizations, and decision-makers on Fair Housing, including holding an annual fair housing fair.~~

~~Continue to provide notice and information on fair housing rights and responsibilities by providing information at the Development Services Department counter, on the City's website, and other centers and public facilities throughout the community. The City will disseminate information in languages other than English and where appropriate through various forms of non-written media.~~

~~Refer known incidents of discrimination in lending practices and the sale or rental of housing to US Department of Housing and Urban Development (HUD), California Department of Fair Employment and Housing, and California Department of Consumer Affairs and/or California Rural Legal Assistance for action.~~

Implement the City's Analysis of Impediments to Fair Housing Choice (AI), adopted in 2020, to address disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, sex, 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 City also identified barriers to fair housing through the Fair Housing Assessment (see Section 4, Assessment of Fair Housing). Specific actions the City may take to address the identified barriers, and foster an inclusive community, include:

1. Implement Programs H-A-1 and H-A-2 to affirmatively further fair housing, including targeting community revitalization through place-based programs, enhancing mobility

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- 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-B-1, H-B-2, H-C-3, H-D-1) and facilitating affordable housing in high opportunity areas (e.g., Programs H-A-2, H-A-3, and H-C-5).
2. Support nonprofit organizations in their efforts to combat lending practices that disproportionately impact people in protected classes including race, color, national origin, religion, sex, age, or disability. Meet with non-profits annually.
 3. Include residents from areas of concentrated poverty and low-resource areas to serve on boards, committees, task forces and other local government decision-making bodies each time a vacancy is filled. Translation of materials and translators should be provided by the City, as needed.
 4. Each time a housing project is proposed that may influence a particular group or neighborhood, the City will make efforts to distribute information on the project to ensure that the group or neighborhood is made aware of the project and the process and has the opportunity to respond.
 5. Incentivize construction of multiple-family housing with three- and four-bedroom units for large families by prioritizing projects that include three or more bedrooms and providing incentives, such as fee waivers when funding is available, deferrals, or reduced parking on a project-specific basis.
 6. As complaints or inquiries are received, continue to refer fair housing matters to HUD's Office of Fair Housing and Equal Opportunity (FHEO), and the California Department of Fair Employment and Housing (DFEH), and nonprofit organizations such as California Rural Legal Assistance (CRLA).
 7. Meet biannually with fair housing enforcement organizations and agencies to identify any patterns or dominant fair housing issues in the city and discuss strategies to address these.
 8. By December 2021, make materials on fair housing laws available at public locations, such as the library, grocery stores, and City Hall. Update materials annually, or as needed.
 9. Ensure non-English-speaking applicants have access to programs through advertising and outreach, including accommodation for translation services.
 10. Ensure that City-funded activities are dispersed throughout the city limits, avoiding concentrations in any particular census tract.
 11. Apply annually for funding to actively reinvest in the most dilapidated areas of the city.
 12. Provide biannual training to landlords on fair housing laws, responsibilities, and avoiding discriminatory practices.
 13. Meet with Yuba City Unified School District by October 2022 to discuss strategies to develop a teacher incentive program to attract and retain high-quality teachers.
 14. Promote Sutter County's CalWorks Program through making informational materials available at City buildings and meetings by May 2022 to improve access to employment training, assistance, and job opportunities.
 15. Within one year of adoption of the Housing Element, create programs to prevent and mitigate displacement:

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- Create a rent stabilization program beyond what is required by California Civil Code 1946.2
- Create a just cause eviction program to improve tenant stability beyond what is required by California Civil Code 1946.2.
- Address residential demolitions as a cause of displacement (see also Program H-C-3). See also Program H-B-2 for efforts to enhance housing mobility.

Program H-A-3, Program H-D-4, Program H-D-5, and Program H-D-9 were combined and amended as one program – **Program H-D-3: Facilitate Construction of Special-Needs Housing:**

- **Program H-D-3: Facilitate Construction of Special-Needs Housing.** The City will remove barriers for special-needs groups, including but not limited to low, very-low, and extremely-low-income households, by amending the zoning code to address the following:
 - **Transitional and Supportive Housing.** Allow transitional and supportive housing as a residential use in all zones allowing residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone and without any discretionary action. Additionally, permit supportive housing by right in any non-residential or mixed-use zone that permits multifamily (AB 2162, Government Code Section 65583(c)(3)).
 - **Reasonable Accommodation.** In compliance with Government Code Section 65583(c)(3), the City will develop and formalize a process that a person with disabilities will need to go through to make a reasonable accommodation request to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Department of Housing and Community Development (HCD). This information will be available through postings and pamphlets at the City and on the City's website.
 - **Employee Housing.** 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 (Health and Safety Code Section 17021.5). The zoning code 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 (Section 17021.6) in zones where agricultural uses are permitted. Add a definition for employee housing to the zoning code.
 - **Single-Room Occupancy Units.** Allow single-room occupancy (SRO) housing without a use permit in commercial zones, as other residential uses are regulated in the City's zoning code (Government Code Section 65583(c)(1)).
 - **Factory Built and Mobile Homes.** Allow Factory Built and Mobile Homes as a principally permitted use in the R-1 zone, per Government Code Section 65852.3.
 - **Emergency Shelter Parking.** The City will review and revise parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards

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do not require more parking for emergency shelters than other residential or commercial uses within the M-1 district, per Government Code Section 65583(a)(4).

- **Low-Barrier Navigation Centers.** Allow low-barrier navigation centers, a type of emergency shelter with wrap-around services, homeless persons by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses, per Government Code Section 65662.
- **Definitions.** Add the following definitions related to transitional and supportive housing per Government Code Sections 65582(f), (g) and (h):
 - “Supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.
 - “Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 [commencing with Section 4500] of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.
 - “Transitional housing” means buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

The following ten programs are new to the City and are included in the proposed 2021–2029 Housing Element:

- **Program H-A-4: Infrastructure Provision and Financing.**

Minimize infrastructure costs for residential development by identifying infrastructure needs and available sources of funding for infrastructure improvements. The City will analyze existing and potential infrastructure financing measures for their ability to meet infrastructure needs without an adverse impact to housing costs and identify and apply for state, federal or United States Department of Agriculture (USDA) infrastructure funding programs to support improvement efforts. The City shall monitor the cost of infrastructure and associated fees on development to determine whether they impact the production of housing and will develop a strategy to reduce costs for developers, if needed. The City will focus the implementation of this program in areas of concentrated poverty.

The City will continue to implement its water and wastewater fees financing program which provides a method for customers to have the connection and extension impact fees financed through property tax assessment over a 10-year period, along with interest and administrative fees. The fees financing program will be focused on promoting the development of multifamily housing in high resource areas to encourage housing mobility.

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The City will implement its *Water Treatment Plant and Distribution Master Plan* (adopted in January 2019) and the *Wastewater Treatment Facility and Collection System Master Plan* (adopted August 2020) which identify specific infrastructure needs within the City, and continue to annually budget funds to perform those repairs and improvements of existing deficient utility infrastructure in low income areas of the City.

The City will continue to monitor and budget available water and wastewater funds to provide rehabilitation and improvements of deficient utilities in low-income areas to comprehensively improve infrastructure and community amenities to promote equitable quality of life. The City will coordinate with SACOG through the Green Zones program to promote infill development and will work to find available resources to ensure utility infrastructure is in place to provide for housing development and redevelopment.

- **Program H-A-5: Permit Streamlining Process.**

The City will establish a written policy or procedure and other guidance as appropriate to specify the Senate Bill 35 (SB 35) streamlining approval process and standards for eligible projects, as set forth under California Government Code Section 65913.4.

- **Program H-A-6: Density Bonus.**

The City will codify the City's density bonus ordinance in compliance with the state's density bonus law (Government Code Section 65915, as revised) and will continue to offer specific incentives for the development of individual or group-care housing affordable to seniors and special-needs population through City-specific density bonuses, reduced parking requirements, and development fee reductions for projects in infill locations. The City will promote the availability of density bonuses to affordable housing providers to increase supply of subsidized units and will work with developers to identify sites for high density affordable housing in high resource areas outside of downtown.

- **Program H-A-7: SB 2 Implementation.**

As part of the City's SB 2 grant workplan, the City plans to complete focused work related to the minor update of the City's General Plan to align it with current state laws. The update to the General Plan will help the City to establish, adopt, and implement objectives and policies to promote development of more by-right housing and sustainability.

The City plans to use SB 2 funding to further the following tasks related to the General Plan update:

- Community outreach and study sessions to identify updates and policy changes to be addressed.
- Preparation of a background report of existing conditions.
- Update all required elements of the General Plan to meet new state law requirements.
- Review the City's zoning code to identify immediate and future changes.
- Conduct an environmental analysis and adopt a Supplemental EIR.

- **Program H-A-8: Objective Design Standards.**

As described in Section 6, Constraints, to comply with Government Code Section 65589.5, the City will update subjective design guidelines with objective standards, ensuring a balance between predictability for

1. Addendum to the Adopted General Plan EIR

housing development applicants and flexibility in design choices. Objective design standards are defined in Government Code Sections 65913.4 and 66300(a)(7) as standards that “involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.”

■ **Program H-C-3: Residential Demolitions.**

To mitigate the loss of affordable housing units, new housing developments shall be required to replace all affordable housing units lost due to new development. In accordance with Section 65583.2, subdivision (g), the City will require replacement housing units subject to the requirements of Government Code Section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to:

- Non-vacant sites
- Vacant sites with previous residential uses that have been vacated or demolished.

In conjunction with the commitment in Program H-F-1 (*Within one year of adoption of the Housing Element, create programs to prevent and mitigate displacement*) the City will address residential demolitions as a cause of displacement and implement actions in accordance with State law to prevent or mitigate displacement as a result of residential demolitions.

■ **Program H-C-4: Water and Sewer for Lower-Income Housing.**

In compliance with Chapter 727, Statutes of 2004 (SB 1087), upon completion of the adopted Housing Element, the City will immediately deliver the Housing Element to the City’s Public Works Department, along with a summary of its regional housing needs allocation. In addition, the City’s Public Works Department must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.

■ **Program H-C-5: Residential Uses in Non-residential Land Use Designations.**

To increase flexibility in where and how residential uses are allowed, and thus increase mobility opportunities, the City will take a variety of actions. Including:

- The City will remove the use-permit requirement for multifamily development in the C-1 and C-O zones.
- Currently, live/work residential uses are permitted in the General Plan Office and Office Park land use designations. The City commits to updating the General Plan and zoning code to allow additional residential uses in these areas.
- Currently, residential uses are allowed in commercially designated areas if they are above a business. The City will update the General Plan and zoning code to provide greater flexibility in developing residential uses in one or more commercial zones, including allowing a building with all residential uses to occupy a portion of sites and by allowing sites to be developed with projects that are 100 percent residential uses.

1. Addendum to the Adopted General Plan EIR

- The City will provide incentives for mixed use and residential development in areas with non-residential land uses including offering expedited review process, density bonus, fee deferrals or reductions and modifications to setback, parking and height requirements. To encourage mixed use and residential development in areas with non-residential land uses, the City shall also provide outreach to attract and support affordable housing developers in the city, including developers of senior housing, extremely low-income units, and permanent supportive housing for persons with disabilities and developmental disabilities. The City will monitor the effectiveness of its efforts to offer incentives to developers. If this program is not effective, the City will immediately implement alternative strategies such as incorporating feedback from developers on how to better encourage residential development, as well as, considering residential performance standards and rezoning and redesignating sites to residential.
 - The City will increase allowable heights in the C-1 zone to remove barriers to residential development.
- **Program H-C-6: Residential By-Right for Developments with 20% Affordable**
- To comply with AB 1397, sites with APNs 51-540-039, 51-062-010, 51-040-011 in the land inventory in this 6th cycle Housing Element shall be allowed to be developed for residential use by-right, in accordance with Government Code 65583.2(c). This by-right (without discretionary review) requirement is only for housing developments in which at least 20 percent of the units are affordable to lower-income households. The application of the requirement should not be used to further constrain the development of housing. As such, housing developments that do not contain the requisite 20 percent would still be allowed to be developed according to the underlying (base) zoning. APNs 51-540-039, 51-062-010, 51-040-011 are currently zoned R-3, which does not require a use permit for multifamily housing development.
- **Program H-C-7: 2013-2021 and 2021-2029 Regional Housing Need**
- In order to meet state law requirements (Government Code Sections 65583(c)(1)(A) and 65583(c)(1)(B)) to address the 2013-2021 and 2021-2029 RHNA and to ensure a sufficient selection of sites are available for higher density development, the City shall amend the General Plan and the Zoning Codes, as needed, and as detailed in Chapter 5 to provide adequate sites for 208 lower income units at a minimum of 20 dwelling units per acre on certain sites or in certain zones. The City will redesignate/rezone a minimum of 10.4 acres to Medium/High Density Residential - R-3 to meet this need. The sites redesignated/rezoned will allow up to 36 units per acre. At the minimum density of 20 units per acre, the redesignated/rezoned 10.4 acres would yield 208 units. At a realistic capacity of 25 units per acre, the redesignated/rezoned 10.4 acres could accommodate 260 units. The redesignated/rezoned sites must allow owner-occupied and rental multifamily housing “by right” without discretionary review if 20 percent or more of the units in a project proposed on the site are affordable to those with lower incomes. The redesignated/rezoned sites must be able to accommodate a minimum of 16 units per site. At least half (50 percent) of these sites shall be designated/zoned for residential uses only, except that all of the very low and low-income housing need may be accommodated on sites designated for mixed uses if those sites allow 100 percent residential use and require that residential uses occupy 50 percent of the total floor area of a mixed-use project. The applications can be subject to design review as long as the project does not trigger the CEQA review process. Water, sewer and dry utilities are either already available at sites that will be rezoned or the City will plan for extensions so that services will be available as needed.

1. Addendum to the Adopted General Plan EIR

1.4 PURPOSE OF AN EIR ADDENDUM

According to CEQA Guidelines Section 15164(a), an addendum shall be prepared if some changes or additions to a previously adopted EIR are necessary, but none of the conditions enumerated in CEQA Guidelines Sections 15162(a)(1) to (3) calling for the preparation of a subsequent EIR have occurred. As stated in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations):

When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or negative declaration was adopted, shows any of the following:
 - (a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The proposed project would not result in any of the conditions outlined in CEQA Guidelines Section 15162(a)(1) to (3), as the proposed changes would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the 2004 General Plan EIR. Accordingly, this checklist provides the substantial evidence required by CEQA Guidelines Section 15164(e) to support the finding that a subsequent EIR is not required and an addendum to the General Plan EIR is the appropriate environmental document to address changes to the proposed project.

1. Addendum to the Adopted General Plan EIR

As stated in CEQA Guidelines Section 15164 (Addendum to an EIR):

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

A copy of this addendum, and all supporting documentation, may be reviewed or obtained at the City of Yuba City Planning Department, 1201 Civic Center Boulevard, Yuba City, California 95993.

2. CEQA Analysis

2.1 ENVIRONMENTAL ANALYSIS

The General Plan contains policies related to growth and economic development; land use; community design; transportation; parks, schools, and community facilities; public utilities; environmental conservation; and noise and safety. The General Plan is largely designed to be self-mitigating by incorporating policies and implementation measures that address and mitigate related environmental impacts, such as zoning codes and design standards.

As previously described in Section 1.2, the General Plan EIR addresses potentially significant impacts related to land use, transportation, open space and agriculture, parks and recreation, schools and community facilities, public facilities and utilities, air quality, noise, public safety, hazardous materials, geology, soils and seismicity, biological resources, hydrology, flooding and water quality, and cultural resources. Table 1-1 shows that most of the existing Housing Element policies will remain unchanged with the proposed project. The 10 new programs are either informative or would result in no physical change to the environment. The programs were modified to comply with state law, combine programs with similar intent to aid in implementation, or eliminate programs where the City has already completed the identified task.

- Program H-A-1 involves informational changes that include a reference to the City exploring the feasibility of allowing the Owner Occupied Rehabilitation Program to pay for solar panels for low-income households and meeting with the Regional Housing Authority to identify and apply for funding opportunities, collaborating with the Housing Authority to target efforts in the rehabilitation assistance programs in areas of concentrated poverty, providing informational materials in languages other than English, and creating a program to prevent displacement and mitigate relocation impacts as a result of code enforcement activities.
- Program H-A-2 involves informational changes that include a reference to amending the zoning code to allows ADUs and junior ADUs in all zones where residential structures are allowed, consistent with State law, and promoting ADU construction through informational brochures; it removes a reference to amending the zoning code to allow second family residences ministerially in the R-2 and R-3 zones.
- Program H-A-4 involves informational changes that include a reference to encouraging construction of affordable housing at a range of densities throughout the city, primarily in high resource areas, to combat the concentration of lower-income households downtown, improving housing mobility opportunities, and increasing the supply of subsidized units in high resource areas.
- Program H-B-1 involves informational changes that include a reference to applying for additional funding to support the Regional Housing Authority's First-Time Home Buyer Program, promoting the free HUD-certified homebuyer courses, providing materials in languages other than English, assisting first time home

2. CEQA Analysis

buyers in locating housing in high resource areas, and supporting nonprofit organizations in their efforts to combat lending practices that disproportionately impact people in protected classes.

- Program H-B-2 involves informational changes that include a reference to directing residents of “at risk” units to obtain Section 8 vouchers and enhancing housing mobility and access to higher opportunity areas through a series of actions.
- Program H-B-3 involves informational changes that include a reference to continuing to regularly refer to the list that the Housing Authority maintains of all dwellings within the city that are subsidized by government funding or low-income housing developed through local regulations or incentives, coordinating with owners of expiring subsidies, working with tenants to provide education regarding tenant rights and conversion procedures, and lists a series of actions that the City will take if the City learns of any unexpected potential conversions or changes in ownership; it removes a reference to a series of actions that the City will take to alleviate the loss of units at risk due to conversion to market rate units.
- Program H-C-3 involves informational changes that include a reference to the City working with Sutter County and developing joint funding to subsidize and support the construction of affordable housing and remove a reference to annexation agreements and written documents.
- Program H-D-1 involves informational changes that include a reference to providing affordable housing for low, very-low and extremely-low-income households and other groups, working with service providers so that City staff can engage directly with their clients, meeting with organizations to identify sites for affordable housing in high resource areas, and providing technical assistance in identifying funding to subsidize units.
- Program H-D-8 involves informational changes that include a reference to working with housing providers to ensure that special housing needs and the needs of low, very-low and extremely low-income households are addressed, especially residents in low-resource areas.
- Program H-D-7 involves informational changes that include a reference to implementing the City’s Analysis of Impediments to Fair Housing Choice and lists specific actions that the City may take to address barriers to fair housing; it removes a reference to continuing to provide notice and information on fair housing rights, disseminating information in languages other than English, and referring known incidents of discrimination in lending practices. These changes would not result in a physical environmental effect.

Program H-A-3, Program H-D-4, Program H-D-5, and Program H-D-9 were combined and amended as one program to aid in their implementation, as they were similar in intent. Therefore, these modifications to the existing programs would not result in any physical impacts on the environment. The proposed Housing Element consolidates many programs from the existing Housing Element to aid in implementation and eliminate redundancy. These changes would not result in a physical environmental effect.

2. CEQA Analysis

The 10 new programs represent changes that allow the City to:

- Identify infrastructure needs and available sources of funding for infrastructure improvements, analyze existing and potential infrastructure financing measures for their ability to meet infrastructure needs, monitor the cost of infrastructure and associated fees on development, and continue to implement its water fees financing program.
- Establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects.
- Codify the City’s density bonus ordinance in compliance with the state’s density bonus law, offer specific incentives for the development of individual or group-care housing affordable to seniors and special-needs population, and promote the availability of density bonuses to affordable housing providers to increase supply of subsidized units.
- Complete focused work related to the minor update of the City’s General Plan to align it with current state laws.
- Update subjective design guidelines with objective standards; require new housing developments to replace all affordable housing units lost due to new development to mitigate the loss of affordable housing units and require replacement housing units subject to the requirements of Government Code, Section 65915, subdivision (c)(3) on sites identified in the site inventory, and review options for expanding this program to address displacement in vulnerable areas.
- Immediately deliver the Housing Element to local water and sewer providers, along with a summary of its regional housing needs allocation upon completion of the adopted Housing Element.
- Take a variety of actions to increase flexibility in where and how residential uses are allowed, thereby increasing mobility opportunities.
- Allow residential by-right for developments with 20 percent affordable, specifically APNs 51-540-039, 51-062-010, 51-040-011 in the land inventory in the 6th cycle Housing Element.
- Amend the General Plan and the zoning code; and provide adequate sites for 208 lower income units at a minimum of 20 dwelling units per acre on certain sites or in certain zones through rezoning.

New development resulting from these programs would occur on land designated for housing under the General Plan. Furthermore, all future development in the city would be required to comply with local regulations, including the General Plan and zoning code. Consequently, all projects would be subject to development procedures of the City, such as the municipal code, zoning code, and subdivision standards. These local regulations guide future development and would address physical impacts resulting from development. Moreover, the City’s zoning code contains a list of permitted uses for each respective zoning district. The General Plan EIR anticipated physical impacts associated with the permitted uses in the City’s zoning code and

2. CEQA Analysis

would, therefore, not result in a new impact as part of development. The policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to all development.

All future low-barrier navigation centers, transitional and supportive housing, and residential developments with 20 percent affordable by-right—as described in Program H-D-3: Facilitate Construction of Special-Needs, and Program H-C-6: Residential By-Right for Developments with 20% Affordable—would be required to be evaluated in accordance with the zoning code, as outlined in Chapter 5 of the City’s Zoning Regulations. Future by-right development would still be subject to federal, state, and local policies related to land use, such as the Migratory Bird Treaty Act, wetland conservation, and construction air quality permitting. Moreover, the City maintains a thorough building permit review process that would ensure compliance with federal, state, and local regulations, such as dust control, stormwater runoff, and water quality, prior to the issuance of any building permit. The building permit review process is independent of the CEQA process and would be unaffected by the change to by-right zoning. Additionally, prior to issuance of any building permit, a project applicant is required to pay development impact fees (Chapter 10 of the municipal code), which would address potential impacts to public services. The policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

The proposed Housing Element establishes targets for the income accessibility of future housing; however, the ability to construct the housing is based on designations in the Land Use Element. The proposed Housing Element also identifies a number of sites that could potentially accommodate the City’s RHNA; however, it would not include any rezoning or general plan amendments at this time. When specific sites are selected for rezoning and/or general plan amendments, the physical effects of development on those sites will be evaluated. Since no rezoning or general plan amendments would occur at this time, the Land Use Element would remain unchanged from the document evaluated in the General Plan EIR until specific sites are selected for development and/or for rezoning or general plan land use amendments. Physical change to the environment would occur from implementation of the Land Use Element of the General Plan, but not the proposed Housing Element. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in the General Plan EIR. Because the proposed Housing Element does not affect the land use pattern of the city or result in any physical change to the environment, and because the General Plan EIR evaluated the existing land use pattern and includes policies and programs to address environmental impacts, the update to the Housing Element would not result in any new environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR.

All future development in Yuba City would be required to comply with local regulations, including the General Plan, Zoning Ordinance, and subdivision standards. These local regulations guide future development and would address potential physical impacts resulting from development. Moreover, the City’s zoning code contains a list of permitted uses for each respective zoning district. The General Plan EIR evaluated permitted uses and anticipated physical impacts associated with development, and therefore the proposed project would result in no new impact as part of development. Because the proposed project does not change the permitted uses allowed by the Zoning Ordinance, there would be no new impact. Building regulations are applied as part of the building permit process and are independent of CEQA.

2. CEQA Analysis

Because the proposed 2021–2029 Housing Element does not change any land use designation or zone district, the impacts of the proposed project would be no more substantial than analyzed in the General Plan EIR. No new mitigation measures are necessary.

2.2 FINDING

The discussion in this addendum confirms that the proposed project has been evaluated for potential significant impacts pursuant to CEQA. The discussion is meaningfully different than a determination that a project is “exempt” from CEQA review, because the proposed 2021–2029 Housing Element update is not exempt. Rather, the determination here is that the 2004 General Plan EIR evaluated the physical impacts likely to result from future development. Because the proposed 2021–2029 Housing Element does not change any land use designation or approve any development, the General Plan EIR provides a sufficient and adequate analysis of the environmental impacts of the proposed 2021–2029 Housing Element.

There are no substantial changes in the circumstances or new information that was not known and could not have been known at the time of the adoption of the General Plan EIR. The proposed project consists entirely of land uses permitted by project sites’ existing General Plan land use designation and zoning and represents no change from the impacts that were assumed and analyzed by the General Plan EIR.

As a result, and for the reasons explained in this addendum, the project would not cause any new significant environmental impacts or substantially increase the severity of significant environmental impacts disclosed in the General Plan EIR. Thus, the proposed project does not trigger any of the conditions in CEQA Guidelines Section 15162 mandating the preparation of a subsequent EIR, and the appropriate environmental document authorized by CEQA Guidelines Section 15164(b) is an addendum. Accordingly, this EIR addendum has been prepared.

The following identifies the standards in Section 15162 of the CEQA Guidelines as they relate to the proposed project. The text that follows the provisions of the law relates to the proposed 2021–2029 Housing Element.

1. No substantial changes are proposed in the project which would require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

As discussed previously, the program changes included in the proposed Housing Element are limited to complying with state law, combining programs with similar intent to aid in implementation, or elimination of programs where the City has already completed the identified task. The proposed Housing Element also identifies a number of sites that could potentially accommodate the City’s RHNA; however, it would not include any rezoning or general plan amendments at this time. Because the proposed Housing Element would not affect the land use pattern of the city or result in any physical change to the environment, the update to the Housing Element would not result in any new environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR. Environmental review would be performed when changes to zoning and general plan land uses are proposed. All development in Yuba City must be consistent with the General Plan, and if a discretionary action, would also be subject to CEQA.

2. CEQA Analysis

The proposed changes to the Zoning Code identified in Table 1-1 represent modification of existing policy to either streamline development that is already allowed or make the code consistent with state law or implement new programs. As all the sites that these modified programs would affect are currently designated for development in the Land Use Element of the General Plan, there would be no change in the physical impact associated with future development. Therefore, policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

2. The project will have one or more significant effects not discussed in the previous EIR.

As discussed previously, the proposed Housing Element programs are similar to the existing policies of the General Plan. The proposed 2021–2029 Housing Element includes 14 amended programs and 10 new programs. As stated previously, these amended and new programs would not result in new significant environmental impacts.

3. Significant effects previously examined will be substantially more severe than shown in the previous EIR.

The proposed project would have the same significant impacts as those disclosed in the certified General Plan EIR. The General Plan EIR identified potentially significant impacts for land use, transportation, open space and agriculture, parks and recreation, schools and community facilities, public facilities and utilities, air quality, noise, public safety, hazardous materials, geology, soils and seismicity, biological resources, hydrology, flooding and water quality, and cultural resources. The policies identified in the General Plan EIR to reduce physical environmental effects would also apply to the proposed project. The proposed Housing Element identifies a number of sites that could potentially accommodate the City's RHNA; however, it would not include any rezoning or general plan amendments. Therefore, the Land Use Element would remain unchanged from the document evaluated in the General Plan EIR until specific sites are selected for development. Physical change to the environment would occur from implementation of the Land Use Element of the General Plan, not the proposed Housing Element. Because the proposed project does not include land use changes and the new and amended programs identified in Table 1-1 would not affect land use patterns in the city or result in physical changes to the environment, there would be no new or more severe significant impacts associated with the proposed 2021–2029 Housing Element.

4. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.

The proposed project includes policy-level changes that are limited to complying with state law and would not result in physical changes to the environment that were not disclosed in the General Plan EIR. Moreover, the proposed project would not create new impacts or the need for additional mitigation measures. The policies identified in the General Plan EIR would reduce physical environmental effects associated with future development. These policies in the General Plan EIR would also apply to the 2021–2029 Housing Element. The City is required to adopt a Housing Element, and the element must be reviewed and certified by the Housing and Community Development Department. There is no feasible alternative to adopting a Housing Element. The update to the Housing Element would not result in

2. CEQA Analysis

significant environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR; therefore, there is no need for new mitigation measures.

5. **Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.**

The proposed project would have the same significant impacts as the previously certified General Plan EIR, and all associated policies identified in the General Plan EIR to reduce physical environmental effects would apply to all future development. As stated in the response to Standard 4, there would be no new significant impacts resulting from adoption of the 2021–2029 Housing Element; therefore, there would be no new mitigation measures or alternatives required for the proposed Housing Element.

ATTACHMENT 3

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

ADMINISTRATION

DEC 15 2021

RECEIVED



December 10, 2021

Dave Vaughn, City Manager
City of Yuba City
1201 Civic Center Boulevard,
Yuba City, CA 95993

RE: Yuba City's 6th Cycle (2021-2029) Adopted Housing Element

Dear Dave Vaughn:

Thank you for submitting the City of Yuba City's (City) housing element adopted on September 7, 2021 and received for review on September 16, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The adopted housing element addresses most statutory requirements described in HCD's August 12, 2021 review; however, the following revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code).

Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)

Goals, Actions, Metrics, and Milestones: As noted in our prior review, while the element includes some programs to affirmatively further fair housing (AFFH), actions must be significant and meaningful enough to overcome identified patterns and trends. Specifically, the element should add place-based strategies for community preservation and revitalization and displacement protection. For example, as noted in the prior review, Program H-A-4 could reflect or amend the Central City Specific Plan to comprehensively improve infrastructure and community amenities and promote equitable quality of life. Further, actions must have metrics and milestones as appropriate and geared toward fair housing issues to AFFH. HCD welcomes the opportunity to meet with the City and provide further guidance.

The element will meet the statutory requirements of State Housing Element Law once it has been revised and re-adopted to comply with the above requirements.

As a reminder, the City's 6th cycle housing element was due May 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the Town to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at:

http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and
http://opr.ca.gov/docs/Final_6.26.15.pdf.

HCD appreciates the hard work and dedication of City staff and consultant Nicole West throughout the housing element process. If you have any questions or need additional technical assistance, please contact Irvin Saldana, of our staff, at
Irvin.Saldana@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

ATTACHMENT 5

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



August 12, 2021

Benjamin Moody, Director
Development Services Department
City of Yuba City
1201 Civic Center Boulevard,
Yuba City, CA 95993

Dear Benjamin Moody:

RE: Review of City of Yuba City's 6th Cycle (2021-2029) Revised Draft Housing Element

Thank you for submitting the City of Yuba City's (City) draft housing element received for review on June 15, 2021 along with revisions received July 31, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on July 28, 2021 with Assistant Planner Ashley Potočnik and the City's consultants Nicole West and Jennifer Gastelum.

The draft element addresses many statutory requirements; however, the following revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code).

1. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)

Specific/Master Plan Areas: The element may utilize residential capacity in specific plans to accommodate the regional housing need allocation (RHNA) but should account for the number of units realistically anticipated to occur in the planning period. For example, if a specific plan has an anticipated build out horizon of 20 years, the number of units should be adjusted for the eight-year planning period. In most cases, the element either discounts the number of units or demonstrates the specific plan capacity is reasonable within the planning period. However, the element should include additional discussion for the El Margarita Master Plan. For example, the element states the development timeline for this master plan depends on when a proposal is received from a developer but should also discuss the anticipated timeline or build-out horizon and adjust capacity assumptions if appropriate.

Unaccommodated Need: The element includes Program H-C-7 to address a shortfall of adequate sites and unaccommodated need from the prior planning period. Government Code section 65584.09 requires the unaccommodated housing need to be addressed (rezoned) within the first year of the new planning period. For your information, while Program H-C-7 commits to rezone sites by May 15, 2022 (first year of the planning period), if a year lapses without completion of the committed rezoning, the element will no longer meet this statutory requirement.

Emergency Shelters: Zoning for emergency shelters may impose sufficient parking to accommodate all staff provided the standards do not exceed parking requirements for other residential or commercial uses within the zone. The element describes off street parking for emergency shelters is imposed at a ratio of one space per six beds plus parking for staff. These parking provisions appear in excess of parking for staff, and as a result, the element should include a program to address the constraint.

Programs: As noted in the findings above, the element does not contain a complete sites inventory and analysis. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

- 2 *Promote and affirmatively further fair housing (AFFH) opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected 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. (Gov. Code, § 65583, subd. (c)(5).)*

Goals, Priorities, Metrics, and Milestones: While the element includes some programs to AFFH, actions must be significant and meaningful enough to overcome

identified patterns and trends. Specifically, the element should add place-based strategies for community preservation and revitalization and displacement protection. For example, the element could reflect or amend the Central City Specific Plan to comprehensively improve infrastructure and community amenities and promote equitable quality of life. Program H-A-4 could be targeted to areas of concentrated poverty. Program H-C-3 could be expanded to address displacement in vulnerable areas. Program H-D-6 could be expanded to explore integrated housing opportunities. Further, actions must have metrics and milestones as appropriate and geared toward AFFH.

The element will meet the statutory requirements of State Housing Element Law once it has been revised to comply with the above requirements.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate.

As a reminder, the City's 6th cycle housing element was due May 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

To remain on an eight-year planning cycle, the City must adopt its housing element within 120 calendar days from the statutory due date of May 15, 2021 for Sacramento Area Council of Governments (SACOG) localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit our website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf.

For your information, pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element> for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance. Please note, upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

HCD appreciates the hard work and dedication of the housing element update team in preparation of the City's housing element and looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact Irvin Saldana, of our staff, at Irvin.Saldana@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West". The signature is fluid and cursive, with the first name "Shannan" and the last name "West" clearly distinguishable.

Shannan West
Land Use & Planning Unit Chief

CITY OF YUBA CITY
STAFF REPORT

Date: March 1, 2022
To: Honorable Mayor & Members of the City Council
From: Development Services Department
Presentation By: Ben Moody, Public Works & Development Services Director

Summary

Subject: Senate Bill 9 and Accessory Dwelling Unit Ordinance Amendments

Recommendation: A. Conduct a Public Hearing, and;

B. Introduce an Ordinance to update the Yuba City Municipal Code to establish regulations for Urban Lot Splits and two-unit developments in accordance with Senate Bill 9, and adopt amendments to regulations of Accessory Dwelling Units and Junior Accessory Dwelling Units, by title only and waive the first reading

Fiscal Impact: Costs associated with Accessory Dwelling Units and Junior Accessory Dwelling units will be recouped by the existing Building Permit fee structure, with staff coordinating to provide a new Urban Lot Split fee for Council consideration.

Purpose:

Modify the Yuba City Municipal Code to address Senate Bill 9 and Urban Lot Split and establish Accessory Dwelling Units criteria.

Council's Strategic Goal:

This Ordinance update does not directly meet one of Council's strategic goals. The action is necessary to maintain compliance with new state laws and will help provide additional options to meet the City's Regional Housing Needs Allocation for more housing.

Background:

Senate Bill No. 9 (SB 9) became effective on January 1, 2022. This bill requires the approval of up to two primary dwelling units per parcel in single-family residential zones, where previously only one primary dwelling unit would have been permitted. This is in addition to permitting accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs), in some cases. Additionally, SB 9 requires the approval of lot splits in single-family residential zones and allows up to two units to be built on each resulting parcel. SB 9 allows cities to establish objective standards to govern these units and lots splits, as long as they do not conflict with state law.

State law also requires cities to allow the development of accessory dwelling units and junior accessory dwelling units, under certain conditions, and allows cities to establish development standards for ADUs

and JADUs that do not conflict with state law. The Yuba City Municipal Code includes some development standards for ADUs but state law regulations have been revised substantially in recent years, so the City's regulations need to be updated.

The Ordinance was presented for consideration at the January 26, 2022 Planning Commission meeting, and passed with a vote of 6-0, with one commissioner being absent.

Analysis:

SB 9 Regulations

SB 9 has two primary effects on City land use regulations. First, it requires cities to permit up to two primary residences on each parcel in an R-1 zone, where previously only one primary residence would be allowed. When combined with ADUs and JADUs, this means that a parcel in the R-1 zone could have up to 4 dwelling units.

Second, SB 9 requires cities to permit owners of R-1 lots to split their lots in half and create two separate smaller parcels, even if the resulting lot sizes are smaller than the minimum lot size otherwise allowed in the R-1 zone. New lots resulting from an SB 9 lot split may have up to two units on them, inclusive of ADUs and JADUs.

State law places several limitations on SB 9 units and lot splits, and these limitations are included in the proposed ordinance. They include (but are not limited to) the following:

- SB 9 only applies in R-1 zones.
- SB 9 does not apply to parcels that are located in or on certain kinds of protected farmland; wetlands; high fire severity zones (subject to some exceptions); hazardous waste sites; earthquake fault zones; flood hazard areas; habitat for protected species; or land under a conservation easement.
- SB 9 does not apply to land located in a historic district.
- SB 9 does not allow developments that would result in the demolition or alteration of existing affordable or rental housing.
- One off-street parking space is required per unit, with some exceptions.
- Units developed under SB 9 cannot be used as short-term rentals (less than 31 days).
- Parcels resulting from an SB 9 lot split must be at least 1,200 square feet and must be at least 40% of the original parcel size
- The applicant for an SB 9 lot split must sign an affidavit stating that the applicant intends to occupy one of the housing units as their primary residence for a minimum of three years from the date of the approval of the lot split. No other owner-occupancy requirements may be imposed.
- A city may deny a proposed SB 9 development project or lot split if the building official makes a written finding based upon a preponderance of the evidence, that the proposed project would have a specific adverse impact (as defined) upon public health and safety or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

In addition to the regulations required by state law, the proposed ordinance would also establish the following supplemental regulations, which are allowed, but not required, by state law:

- Units developed under SB 9 may be no larger than 1,200 square feet, unless they are located completely within an existing permitted structure, in which case there is no size limit.

- Applications for SB 9 units will be reviewed administratively through the zoning clearance process.

ADU/JADU Regulations

The proposed ordinance would establish the following regulations for ADUs and JADUs:

- ADUs and JADUs are allowed in all zones that allow multifamily and/or single-family residences.
- Applications for ADUs and JADUs will be reviewed administratively through the zoning clearance process.
- JADUs may only be up to 500 square feet and must be located within a single-family residence.
- Size limit for ADUs: (i) 1,200 square feet for detached ADUs; (ii) 1,200 square feet or 50% of the primary dwelling structure, whichever is less, for attached ADUs; and (iii) no size limit for ADUs located completely within an existing permitted structure.
- ADUs must include complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, including a kitchen and bathroom.
- JADUs must include living facilities for one or more persons, including permanent provisions for living, sleeping, eating, and cooking, including an efficiency kitchen (as defined). JADUs may include separate sanitation facilities or may share sanitation facilities with the primary residence.
- JADUs and ADUs must have their own separate entrances.
- The architectural design and detailing, roof material, exterior color, and finish materials of an accessory dwelling unit or junior accessory dwelling unit shall be the same as those of the primary dwelling.
- In general, one parking space is required for each ADU; however, there are many significant exceptions to this requirement. The City cannot require parking spaces for JADUs.
- ADUs and JADUs cannot be used for short-term rentals (less than 31 days).
- The property owner must reside in any single-family residence that includes a junior accessory dwelling unit. The owner may reside in either the junior accessory dwelling unit or the remaining portion of the structure.

The proposed regulations comply with state law, create additional housing options in the City, and also impose reasonable regulations designed to preserve the character of existing neighborhoods to extent allowed under state law.

Environmental Determination:

City staff has performed a preliminary environmental assessment and has determined that the adoption of SB 9 regulations is not a “project” for purposes of the California Environmental Quality Act (CEQA) pursuant to Government Code Sections 65852.21(j) and 66411.7(n). Additionally, the adoption of an ordinance regarding second units (ADUs) in a single-family or multifamily residential zone to implement the provisions of Government Code Sections 65852.2 and 65852.22 is exempt from CEQA review pursuant to Public Resources Code Section 21080.17. Therefore, the proposed ordinance does not require any environmental review under CEQA.

Fiscal Impact:

Costs associated with Accessory Dwelling Units and Junior Accessory Dwelling units will be recouped by the existing Building Permit fee structure, with staff coordinating to provide a new Urban Lot Split fee

for Council consideration.

Alternatives:

1. Reject staff recommendation.
2. Provide staff with modification.

Recommendation:

A. Conduct a Public Hearing, and;

B. Introduce an Ordinance to update the Yuba City Municipal Code to establish regulations for Urban Lot Splits and two-unit developments in accordance with Senate Bill 9, and adopt amendments to regulations of Accessory Dwelling Units and Junior Accessory Dwelling Units, by title only and waive the first reading.

Attachments:

1. SB 9_ADU Ordinance_CC

Prepared By:
Jaspreet Kaur
Assistant Planner

Submitted By:
Diana Langley
City Manager

ATTACHMENT 1

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
ESTABLISHING REGULATIONS FOR URBAN LOT SPLITS AND TWO-UNIT
DEVELOPMENTS IN ACCORDANCE WITH SENATE BILL 9, AND ADOPTING
AMENDMENTS TO REGULATIONS OF ACCESSORY DWELLING UNITS**

WHEREAS, on September 16, 2021, the Governor signed into law Senate Bill 9 (SB 9), which took effect on January 1, 2022. This bill requires the ministerial approval of two dwelling units per parcel in single-family residential zones, where previously only one primary dwelling unit would have been permitted, and requires ministerial approval of lot splits in single-family residential zones and allows two units to be built on each resulting parcel; and

WHEREAS, the City Council desires to establish objective standards governing units and lots splits authorized by SB 9; and

WHEREAS, changes in state law require updates to the City's regulations of accessory dwelling units and junior accessory dwelling units; and

WHEREAS, the Planning Commission considered this ordinance at its meeting on January 26, 2022, and made a recommendation to the City Council.

NOW THEREFORE, the City Council of the City of Yuba City does hereby ordain as follows:

SECTION 1. Recitals. The above recitals are incorporated by reference.

SECTION 2. CEQA. The City Council finds and determines that the adoption of SB 9 regulations is not a "project" for purposes of the California Environmental Quality Act (CEQA) pursuant to Government Code Sections 65852.21(j) and 66411.7(n). Additionally, the adoption of an ordinance regarding second units (ADUs) in a single-family or multifamily residential zone to implement the provisions of Government Code Sections 65852.2 and 65852.22 is exempt from CEQA review pursuant to Public Resources Code Section 21080.17. Therefore, the proposed ordinance does not require any environmental review under CEQA.

SECTION 3. The definition of "Vesting tentative map," currently codified in Section 8-2.1317 of the Yuba City Municipal Code, is relocated to a new Section 8.2-1318, and a definition of "Urban lot split" is hereby added as Section 8-2.1317 of the Yuba City Municipal Code and shall read as follows (additions in **bold underline**):

Sec. 8-2.1317. - Urban lot split.

"Urban lot split" shall mean the division of a single parcel into two separate parcels in compliance with the provisions of Article 16 of Chapter 2 of Title 8 (Urban Lot Splits).

SECTION 4. Article 16 (Urban Lot Splits) is hereby added to Chapter 2 of Title 8 of the Yuba City Municipal Code and shall read as follows (additions in **bold underline**):

Article 16. - Urban Lot Splits

Sec. 8-2.1601. - Purpose.

The purpose of this article is to establish procedures and standards for urban lot splits in accordance with the requirements of Government Code Section 66411.7.

Sec. 8-2.1602. - Ministerial review; standard for denial.

- (a) Notwithstanding any other provision of this code, an application for an urban lot split shall be considered ministerially, without discretionary review or a hearing, and shall be approved if it meets all of the requirements of this article.
- (b) An application for an urban lot split shall be approved or denied by the City Engineer.
- (c) The decision the City Engineer may be appealed in accordance with the provisions of Article 11 of Chapter 2 of Title 8.
- (d) Notwithstanding subsection (a), the City may deny an application for an urban lot split if the building official, or designee, makes a written finding, based upon a preponderance of the evidence, that the proposed urban lot split would have a specific, adverse impact, as defined in subsection (d)(2) of Government Code Section 65589.5, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

Sec. 8-2.1603. - Parcel requirements.

The parcel that is proposed for subdivision through an urban lot split:

- (a) Shall be located in an R-1 zoning district;
- (b) Shall have at least one residential dwelling unit located on it on the date that the urban lot split is approved;
- (c) Shall only have residential uses located on it on the date the urban lot split is approved;
- (d) Shall satisfy all the requirements of subsections (a)(6)(B) through (a)(6)(K), inclusive, of Government Code Section 65913.4;
- (e) Shall not be located within a historic district or on property included on the State Historic Resources Inventory, as defined in Public Resources Code Section 5020.1, or within a site that is designated or listed as a City or county landmark or historic property or district pursuant to a City or county ordinance;
- (f) Shall not have been created through a previous urban lot split; and
- (g) Shall not be adjacent to a parcel that was previously subdivided through an urban lot split by the owner of the parcel on which the

urban lot split is proposed or any person acting in concert with the owner.

Sec. 8-2.1604. - Additional requirements.

- (a) An urban lot split shall subdivide an existing parcel to create no more than two new parcels of approximately equal lot area, provided that:
 - (1) Neither resulting parcel shall be smaller than 40 percent of the lot area of the original parcel proposed for subdivision; and
 - (2) Neither resulting parcel shall be smaller than 1,200 square feet.
- (b) An urban lot split shall not result in the creation of a parcel with more than two existing units, as defined in Section 8-2.1606.
- (c) An urban lot split shall not require or allow the demolition or alteration of any of the following types of housing:
 - (1) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
 - (2) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
 - (3) A parcel on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 of the Government Code to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.
 - (4) Housing that has been occupied by a tenant in the last three years.
- (d) As a condition of approval for an urban lot split, the applicant and owner (if different from the applicant) shall sign an affidavit, in a form approved by the City Attorney, stating that:
 - (1) The proposed urban lot split will not violate the requirements of subsection (c) of this section;
 - (2) Neither the owner nor applicant, nor any person acting in concert with the owner or applicant, has previously subdivided an adjacent parcel using an urban lot split; and
 - (3) The applicant intends to occupy a residential dwelling unit on one of the parcels created by the urban lot split as their primary residence for a minimum of three years from the date of the approval of the urban lot split. This subsection (d)(3) shall not

apply to an applicant that is a “community land trust,” as defined in clause (ii) of subparagraph (C) of paragraph (11) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code, or is a “qualified nonprofit corporation” as described in Section 214.15 of the Revenue and Taxation Code.

- (e) As a condition of approval of an urban lot split, the owner shall dedicate all easements over the resulting parcels required for the provision of public services and facilities, as determined by the City Engineer.
- (f) Each parcel resulting from an urban lot split shall have access to or adjoin the public right-of-way, and, if necessary, provide the other parcel with access to the right-of-way through an easement.
- (g) The City shall not require as a condition of approval of an urban lot split:
 - (1) Dedications of rights-of-way or the construction of offsite improvements; or
 - (2) The correction of non-conforming zoning conditions existing on the parcel that will be divided.
- (h) An urban lot split:
 - (1) Shall conform with all the requirements of the Subdivision Map Act; and
 - (2) Shall conform with all the requirements applicable to lot splits under this code, except for those requirements that conflict with the requirements of this article, in which case the provisions of this article shall control.

Sec. 8-2.1605. - Limitations applicable to new parcels.

- A. Parcels created by an urban lot split shall only be used for residential uses, notwithstanding the fact that other uses may be permitted in the zoning district in which the parcels are located.
- B. Residential units constructed on parcels created by an urban lot split shall not be rented for a term of less than thirty-one (31) consecutive days.

Sec. 8-2.1606. - Limitation on number of units.

Notwithstanding any other provision of this code, no more than two units are permitted on any parcel created by an urban lot split. For the purposes of this section, “unit” means any dwelling unit, including, but not limited to, a primary dwelling unit, a unit or units created pursuant to Section 8-5.5005

(Second units and two-unit developments), an accessory dwelling unit, or a junior accessory dwelling unit.

SECTION 5. The table in Section 8-5.502 is amended to include Accessory Dwelling Units, Junior Accessory Dwelling Units, Second Units, and Two-Unit Developments as permitted uses in One-Family Residence Districts, and footnote (4) and (5) are added, as follows (new text in **bold underline**, deleted text in **~~bold strikethrough~~**):

Uses	Permitted ⁽¹⁾	Zoning Clearance ⁽²⁾	Use Permit ⁽³⁾	Specific Standards
Accessory buildings	X			Sec. 8-5.5001(c)
<u>Accessory dwelling unit</u>		<u>X</u>		<u>Sec. 8-5.5004</u>
<u>Accessory dwelling unit, junior</u>		<u>X</u>		<u>Sec. 8-5.5004</u>
Bed and breakfast inn			X	
Churches ⁽⁴⁾			X	Sec. 8-5.5003(b)
Day care center ⁽⁴⁾			X	
Day care home (small and large)	X			
Garage/yard sales	X			Sec. 8-5.5001(b)
Garden, orchard, field crops with no retail sales from the site ⁽⁴⁾	X			
Golf course or country club ⁽⁴⁾			X	
Home occupation		X		Sec. 8-5.5002(b)
Keeping of animals	X			Sec. 8-5.5001(a)
Mobile home		X		Sec. 8-5.5002(a)
Mobile home parks			X	Sec. 8-5.5003(c)
Model homes		X		Sec. 8-5.5002(c)
One-family residence	X			
One-family residence (zero lot line)	X			Sec. 8-5.5001(e)
Parking lot for an off-site use ⁽⁴⁾			X	Use occupies an abutting property
Public parks and playgrounds ⁽⁴⁾	X			
Public and quasi-public ⁽⁴⁾			X	
Public utilities ⁽⁴⁾	X		X	Sec. 8-5.5107
Recreational facilities (swimming pool, tennis courts and a clubhouse) ⁽⁴⁾	X			Incidental to a residential development
Residential parking and/or yard reduction or waiver			X	Sec. 8-5.5003(d)
Residential care home (small)	X			
Residential care home (large)			X	
<u>Second family residence</u>	<u>X</u>			<u>Sec. 8-5.5001(f)</u>
Rotating church cold weather shelter ⁽⁴⁾		X		Sec. 8-5.5002(d)

Second unit⁽⁵⁾		X		Sec. 8-5.5005
Swimming pool/spa	X			
Two-unit development⁽⁵⁾		X		Sec. 8-5.5005

(1) See Section 8-5.7001 for review process explanation.

(2) See Section 8-5.7002 for review process explanation.

(3) See Section 8-5.7003 for review process explanation.

(4) Notwithstanding anything indicating otherwise in this Table, this use is prohibited on a parcel that was created by an urban lot split, pursuant to Article 16 (Urban Lot Splits) of Chapter 2 of Title 8 of this code.

(5) Notwithstanding anything indicating otherwise in this Table, this use shall be prohibited if the finding of a specific, adverse impact is made in accordance with Section 8-5.5005(B)(3).

SECTION 6. The table in Section 8-5.602 is amended to include Accessory Dwelling Units and Junior Accessory Dwelling Units as a permitted use in Two-Family Residence Districts, as follows (new text in **bold underline**):

Uses	Permitted ⁽¹⁾	Zoning Clearance ⁽²⁾	Use Permit ⁽³⁾	Specific Standards
Accessory buildings	X			Sec. 8-5.5001(c)
<u>Accessory dwelling unit</u>		<u>X</u>		<u>Sec. 8-5.5004</u>
<u>Accessory dwelling unit, junior</u>		<u>X</u>		<u>Sec. 8-5.5004</u>
Bed and breakfast inn			X	
Churches			X	Sec. 8-5.5003(b)
Day care home (small and large)	X			
Garage/yard sales	X			Sec. 8-5.5001(b)
Garden, orchard, field crops with no retail sales from the site	X			
Golf course or country club			X	
Home occupation		X		Sec. 8-5.5002(b)
Keeping of animals	X			Sec. 8-5.5001(a)
Mobile home	X			Sec. 8-5.5002(a)
Mobile home parks			X	Sec. 8-5.5003(c)
Model homes		X		Sec. 8-5.5002(c)
One-family residence	X			
One-family residence (zero lot line)	X			Sec. 8-5.5001(e)
Parking lot for an off-site use			X	Use occupies an abutting property
Public parks and playgrounds	X			
Public and quasi-public			X	
Public utilities			X	Sec. 8-5.5107

Recreational facilities (swimming pool, tennis courts and a clubhouse)	X			Incidental to a residential development
Residential parking and/or yard reduction or waiver			X	Sec. 8-5.5003(d)
Residential care home (small)	X			
Residential care home (large)			X	
Rotating church cold weather shelter		X		Sec. 8-5.5002(d)
Swimming pool/spa	X			
Two-family residence, or 2 one-family residences	X			

- (1) See Section 8-5.7001 for review process explanation.
- (2) See Section 8-5.7002 for review process explanation.
- (3) See Section 8-5.7003 for review process explanation.

SECTION 7. The table in Section 8-5.702 is amended to include Accessory Dwelling Units and Junior Accessory Dwelling Units as a permitted use in Multiple-Family Residence Districts, as follows (new text in **bold underline**):

Uses	Permitted ⁽¹⁾	Zoning Clearance ⁽²⁾	Use Permit ⁽³⁾	Specific Standards
<u>Accessory dwelling unit</u>		<u>X</u>		<u>Sec. 8-5.5004</u>
<u>Accessory dwelling unit, junior</u>		<u>X</u>		<u>Sec. 8-5.5004</u>
Bed and breakfast inn			X	
Boarding house			X	
Churches			X	
Condominiums	X			
Day care center			X	
Day care home (small and large)	X			
Emergency shelter			X	
Garage/yard sales	X			Sec. 8-5.5001(b)
Garden, orchard, field crops with no retail sales from the site	X			
Golf course, country or health club			X	
Group residences	X			
Home occupation		X		Sec. 8-5.5002(b)
Keeping of animals	X			Sec. 8-5.5001(a)
Mobile home	X			Sec. 8-5.5002(a)
Mobile home parks			X	Sec. 8-5.5003(c)
Model homes		X		Sec. 8-5.5002(c)
Multiple-family residences	X			
One-family residences	X			

Office (professional and business)			X	
Parking lot for an off-site use			X	Use occupies an abutting property
Public parks and playgrounds	X			
Public and quasi-public			X	
Public utilities			X	Sec. 8-5.5107
Recreational facilities (swimming pool, tennis courts and a clubhouse)	X			Incidental to a residential development
Residential parking and/or yard reduction or waiver			X	Sec. 8-5.5003(d)
Residential care home (small and large)	X			
Rotating church cold weather shelter		X		Sec. 8-5.5002(d)
Senior congregate care facility	X			Sec. 8-5.7001(a)
Service and social clubs			X	
Skilled nursing and intermediate care facilities	X			Sec. 8-5.7001(a)
Studios for music, dancing and art			X	
Swimming pool/spa	X			
Two-family residence	X			
Townhouses	X			
Transitional housing			X	

(1) See Section 8-5.7001 for review process explanation.

(2) See Section 8-5.7002 for review process explanation.

(3) See Section 8-5.7003 for review process explanation.

SECTION 8. The table in Section 8-5.2502 is amended to include Accessory Dwelling Units and Junior Accessory Dwelling Units as a permitted use in Agricultural Holding Districts, as follows (new text in **bold underline**, deleted text in **~~bold strikethrough~~**):

Uses	Permitted ⁽¹⁾	Zoning Clearance ⁽²⁾	Use Permit ⁽³⁾	Specific Standards
<u>Accessory dwelling unit</u>		<u>X</u>		<u>Sec. 8-5.5004</u>
<u>Accessory dwelling unit, junior</u>		<u>X</u>		<u>Sec. 8-5.5004</u>
Agricultural processing ⁽⁴⁾			X	
Bed and breakfast inn			X	
Day care center			X	
Day care home (small or large)	X			
Garage/yard sales	X			Sec. 8-5.5001(b)
Horticultural and truck gardening activities with no on-site sales	X			

Animal husbandry and livestock farming ⁽⁵⁾	X			
Heliports			X	
Home occupation		X		Sec. 8-5.5002(a)
Mobile home	X			Sec. 8-5.5002(a)
One-family residence	X			
Public parks and playgrounds	X			
Public and quasi-public			X	
Public utilities			X	Sec. 8-5.5107
Residential accessory buildings (including guest houses)	X			
Residential care home	X			
Seasonal fruit/vegetable stands ⁽⁶⁾			X	
Second family residence			X	Sec. 8-5.5003(a)
Swimming pool/spa	X			

- (1) The level of review is determined as provided in Section 8-5.7001.
- (2) See Section 8-5.7002 for review process explanation.
- (3) See Section 8-5.7003 for review process explanation.
- (4) Temporary facilities for the processing of agricultural products grown on the same property.
- (5) Limited to no more than one large animal per each .5 acre over one acre of lot area, and no more than 12 hen chickens, rabbits and similar small creatures per each .5 acre.
- (6) Temporary stands for the sale of produce grown on the premises.

SECTION 9. Section 8-5.5001(f), “Second residence in the R-1 District,” is hereby deleted in its entirety.

SECTION 10. Section 8-5.5004 is hereby added to Article 50 of Chapter 5 of Title 8 and shall read as follows (new text in **bold underline**):

Sec. 8-5.5004. - Accessory dwelling units.

(a) Purpose. This section is intended to implement the provisions of Sections 65852.2 and 65852.22 of the Government Code and, in case of ambiguity, shall be interpreted to be consistent with such provisions.

(b) Definitions. For purpose of this Section, the following terms shall be defined as follows:

(1) “Multifamily dwelling” means a structure containing two or more attached primary dwelling units, not including accessory dwelling units or junior accessory dwelling units. Multiple detached single-family dwellings on the same lot are not a multifamily dwelling.

(2) “Single-family dwelling” means a structure containing no more than one primary dwelling unit, not including accessory dwelling units or junior accessory dwelling units.

(c) Review process. Applications for accessory dwelling units and junior accessory dwelling units pursuant to this section shall be processed ministerially, without discretionary review or a hearing, through the zoning clearance process within sixty (60) days from the date the City receives a complete application if there is an existing single-family or multifamily dwelling on the lot. If the application to create an accessory dwelling unit or a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on the lot, the City may delay acting on the application for the accessory dwelling unit or the junior accessory dwelling unit until the City acts on the permit application to create the new single-family dwelling, but the application to create the accessory dwelling unit or junior accessory dwelling unit shall be considered without discretionary review or hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay.

(d) Consistency with density requirements, zoning, and general plan. Accessory dwelling units and junior accessory dwelling units do not exceed the allowable density for the lot on which they are located, and are a residential use consistent with the general plan and zoning designation of the lot on which they are located.

(e) General requirements.

(1) Location.

(A) An accessory dwelling unit shall be located within a proposed or existing single-family dwelling, or an existing multifamily dwelling, including attached garages, storage areas or similar uses, or an accessory structure; or shall be detached from, but located on the same lot as, a proposed or existing single-family dwelling, or an existing multifamily dwelling; or shall be attached to a proposed or existing single-family dwelling.

(B) An accessory dwelling unit located within a multifamily dwelling structure may only be located within a portion of the structure not used as livable space, including, but not limited to, a storage room, boiler room, passageway, attic, basement, or garage, provided that each unit shall comply with state building standards for dwellings.

(C) A junior accessory dwelling unit shall be located entirely within a proposed or existing single-family dwelling structure.

(2) Number of units.

(A) Up to one accessory dwelling unit and one junior accessory dwelling unit are allowed on any lot with one or more existing or proposed single-family residences.

(B) One, but not both, of the following options is permitted on a lot with an existing multifamily residence:

(i) Up to two detached accessory dwelling units; or

(ii) Accessory dwelling units within the multifamily dwelling, as follows: The amount of accessory dwelling units allowed within a multifamily dwelling shall be equal to 25 percent of the amount of units in the multifamily dwelling, provided that fractional units shall be rounded down, and at least one accessory dwelling unit shall be allowed in each multifamily dwelling structure. For example, one accessory dwelling unit is allowed in a multifamily dwelling structure with seven or fewer units; two accessory dwelling units are allowed in a multifamily dwelling structure with eight to eleven units; and three accessory dwelling units are allowed in a multifamily dwelling structure with twelve units.

(C) If a lot has both one or more existing or proposed single-family residences and an existing multifamily residence, the owner of the lot may elect to develop the lot under either subsection (e)(2)(A) or subsection (e)(2)(B), but not both. The owner's election shall be noted on any development permit issued by the City and in the deed restriction required by subsection (h), and all future development of accessory dwelling units and junior accessory dwelling units on the lot shall be bound by such election.

(D) Notwithstanding any other provision in this Section, the number of accessory dwelling units and junior accessory dwelling units permitted on a parcel that was created through an urban lot split shall be limited as described in Section 8-2.1606.

(3) Required facilities.

(A) Accessory dwelling units shall include complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and

sanitation, including a kitchen and bathroom. Notwithstanding the previous sentence, an accessory dwelling unit located completely within an existing primary dwelling, including an attached garage, is not required to have a bathroom, if the accessory dwelling unit has direct interior access to a full bathroom (including a toilet and bath or shower) in the existing primary dwelling, and meets all requirements of the building code and all other requirements of this Section.

(B) Junior accessory dwelling units shall include living facilities for one or more persons, including permanent provisions for living, sleeping, eating, and cooking, including an efficiency kitchen, as defined in Government Code Section 65852.22(a), as may be amended. Junior accessory dwelling units may include separate sanitation facilities or may share sanitation facilities with the primary residence.

(4) Separate entrances. Junior accessory dwelling units and accessory dwelling units located within or attached to a primary residence shall include an entrance that is separate from the main entrance to the primary residence. However, no passageway to the unit is required. For purposes of this subsection (e)(4), a “passageway” has the definition given in Government Code Section 65852.2(j), as may be amended.

(5) Development standards.

(A) Accessory dwelling units and junior accessory dwelling units shall comply with the development standards in Table 8-5.5004(A) (Development Standards for Accessory Dwelling Units and Junior Accessory Dwelling Units).

<u>Table 8-5.5004(A): Development Standards For Accessory Dwelling Units and Junior Accessory Dwelling Units</u>	
<u>Feature</u>	<u>Standard</u>
<u>Maximum Size (Floor Area)</u>	
<u>Accessory Dwelling Units</u>	<u>Detached from Primary Dwelling: 1,200 square feet</u>
	<u>Attached to or within Primary Dwelling: 50% of the floor area of</u>

	<u>the existing or proposed primary dwelling structure^[1] or 1,200 square feet, whichever is less</u>
<u>Junior Accessory Dwelling Units</u>	<u>500 square feet</u>
<u>Setback – Front^[2]</u>	<u>Same as required for primary residence</u>
<u>Setback – Side/Rear^[2]</u>	<u>4 feet^[3]</u>
<u>Maximum Height^[4]</u>	<u>One-Story ADU: Up to 16 feet from ground level.</u> <u>Second-Story ADU: An ADU may be built on top of a one-story detached garage or other one-story detached structure in the R-1, R-2, or R-3 zones, but may not exceed the maximum building height for a primary residence allowed in the zone. For second-story ADUs in the R-1 zone, the second story (but not the first story) of the structure must meet the setback requirements in Section 8-5.503.</u> <u>Two-Story ADU: Not permitted</u>
<u>Minimum Lot Size</u>	<u>None</u>

^[1] Including an attached garage, attached exterior storage space, or other structure that is attached to the primary dwelling, but not including the floor area of an accessory dwelling unit or junior accessory dwelling unit that is within or attached to the primary dwelling.

^[2] Notwithstanding the Table, no setback is required for the conversion of an existing living area, garage, or accessory structure to an accessory dwelling unit or junior accessory dwelling unit; or for a new structure constructed in the same location as an existing structure where:

(i) the existing structure either is permitted or the owner can demonstrate to the reasonable satisfaction of the City that the existing structure was built prior to January 1, 1990; and

(ii) the conversion or new construction will have the same dimensions as the existing structure.

[3] If an applicant wishes to convert an existing accessory structure to an accessory dwelling unit, and wishes to expand the physical dimensions of the existing accessory structure, the side and rear setback requirement for the expansion may be less than four feet if the proposed setback would be sufficient to protect health and fire safety; provided, that the expansion shall not be more than one hundred and fifty (150) square feet beyond the physical dimensions of the existing accessory structure and the expansion shall be for the sole purpose of facilitating entrance to and exit from the accessory dwelling unit. If the expansion will be greater than 150 square feet or will be for a purpose other than facilitating entrance to and exit from the accessory dwelling unit, then the four-foot side and rear set back will apply.

[4] This maximum height requirement only applies to new construction. If an accessory dwelling unit or junior accessory dwelling unit will be located completely within an existing structure, then this requirement does not apply; provided, that the existing structure either is permitted or the owner can demonstrate to the reasonable satisfaction of the City that the existing structure was built prior to January 1, 1990.

(B) Except as provided in Table 8-5.5004(A), accessory dwelling units and junior accessory dwelling units shall comply with all building and development standards applicable to the primary residence on the same lot, including maximum lot coverage requirements, subject to subsection (e)(5)(C), below.

(C) If the applicable maximum lot coverage requirement, or a floor area ratio or open space requirement (if any), or the 50% size ratio imposed in Table 8-5.5004(A), would prevent the approval of an attached or detached accessory dwelling unit that is at least eight hundred (800) square feet and 16 feet in height, then an applicant shall, nonetheless, be permitted to construct an attached or detached accessory dwelling unit that is up to eight hundred (800) square feet and 16 feet in height, provided that the unit shall comply will all other development

standards.

(D) Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary dwelling unit.

(E) Notwithstanding any other provision of this code, approval of a permit for the creation of an accessory dwelling unit or junior accessory dwelling unit shall not be conditioned on the correction of nonconforming conditions on the subject property.

(F) Accessory dwelling units and junior accessory dwelling units must comply with the building code, fire code, health and safety codes, and noise insulation standards applicable at the time the building permit for the accessory dwelling unit or junior accessory dwelling unit is issued.

(G) Utility connections shall be established in accordance with Chapters 5 and 6 of Title 6 of this code; provided, that the City shall not require a separate utility connection between an accessory dwelling unit or junior accessory dwelling unit and the utility, or impose a related connection fee or capacity charge, for units located entirely within a primary dwelling, unless the accessory dwelling unit or junior accessory dwelling unit was constructed with a new single-family home.

(H) If a manufactured home is used as an accessory dwelling unit, it shall comply with the standards in Section 8-5.5002(a).

(f) *Design standards.* The architectural design and detailing, roof material, exterior color, and finish materials of an accessory dwelling unit or junior accessory dwelling unit shall be the same as those of the primary dwelling.

(g) *Parking requirements.*

(1) One on-site parking space shall be provided for each accessory dwelling unit on a lot, except as otherwise provided in subsection (g)(3).

(2) No additional parking spaces are required for a junior accessory dwelling unit.

(3) Notwithstanding subsection (g)(1), no additional parking is

required for accessory dwelling units in the following circumstances:

(A) The accessory dwelling unit is located within one-half mile walking distance of public transit, as defined in Government Code Section 65852.2(j), as may be amended.

(B) The accessory dwelling unit is located within an architecturally and historically significant historic district.

(C) The accessory dwelling unit is located entirely within the proposed or existing primary residence or an accessory structure.

(D) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

(E) When there is a car share vehicle located within one block of the accessory dwelling unit.

(4) Off-street parking may be provided in setback areas in locations determined by the Development Services Director or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based on specific site or regional topographical or fire and life safety conditions.

(5) Off-street parking spaces do not need to be replaced when a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or is converted to an accessory dwelling unit.

(h) *Deed restriction.* The approval of a junior accessory dwelling unit or an accessory dwelling unit (if applicable) will be conditioned on the recordation of a deed restriction, which shall run with the land, and will be recorded by the City on the property where the unit is, or will be, located. The covenant shall be approved by the City Attorney and the Development Services Director. The property owner shall bear the cost of recording the deed restriction. The deed restriction shall include the following:

(1) For junior accessory dwelling units:

(A) A prohibition on the sale of the unit separate from the sale of the primary residence, including a statement that the deed restriction may be enforced against future purchasers.

(B) A restriction on the size and attributes of the unit that

conforms to Government Code Section 65852.22, including the owner-occupancy requirement pursuant to subsection (j).

(2) For accessory dwelling units:

(A) A statement of the election made under subsection (e)(2)(C), if any. If no election has been made, then no deed restriction is required.

(i) Sale and rental of units.

(1) Except as provided in Government Code Section 65852.26, accessory dwelling units and junior accessory dwelling units may not be sold or otherwise conveyed separate from the primary residence.

(2) An accessory dwelling unit or junior accessory dwelling unit may be rented separate from the primary residence but may not be rented for a term of less than 31 consecutive days.

(j) Owner occupancy for junior accessory dwelling units. The property owner must reside in any single-family residence that includes a junior accessory dwelling unit. The owner may reside in either the junior accessory dwelling unit or the remaining portion of the structure. However, owner-occupancy is not required if the owner is a government agency, land trust, or housing organization.

SECTION 11. Section 8-5.5005 is hereby added to Article 50 of Chapter 5 of Title 8 and shall read as follows (new text in **bold underline**):

Section 8-5.5005. - Second units and two-unit developments.

(a) Purpose. The purpose of this section is to establish procedures and standards for the approval and creation of second units and two-unit developments in accordance with the requirements of Government Code Section 65852.21.

(b) Ministerial review; standard for denial.

(1) Notwithstanding any other provision of this code, an application for a second unit or a two-unit development shall be considered ministerially, without discretionary review or a hearing, and shall be approved if it meets all of the requirements of this chapter.

(2) An application for a second unit or a two-unit development shall be reviewed by the Development Services Director through the zoning clearance review process, subject to applicable fees.

(3) Notwithstanding subsection (1), the City may deny an application for a second unit or two-unit development if the building official, or designee, makes a written finding, based upon a preponderance of the evidence, that the proposed second unit or two-unit development would have a specific, adverse impact, as defined in subsection (d)(2) of Government Code Section 65589.5, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

(c) General requirements. Proposed second units and two-unit developments:

(1) Shall be located in the R-1 zoning district;

(2) Shall be located on a parcel that meets all the requirements of subsections (a)(6)(B) through (A)(6)(K), inclusive, of Government Code Section 65913.4;

(3) Shall not require or allow the demolition or alteration of any of the following types of housing:

(A) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

(B) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

(C) Housing that has been occupied by a tenant in the last three years;

(4) Shall not require or allow the demolition of more than 25 percent of the existing exterior structure walls on the parcel if the parcel has been occupied by a tenant in the last three years;

(5) Shall not be located on a parcel on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 of the Government Code to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application; and

(6) Shall not be located within a historic district or on property included on the State Historic Resources Inventory, as defined in Public Resources Code Section 5020.1, or within a site that is designated or listed as a City or county landmark or historic property or district pursuant to a City or county ordinance.

(d) *Development standards.* A second unit, and both of the units in a two-unit development, shall comply with all of the following development standards:

(1) *Configuration.* A second unit, and both units of a two-unit development, may be attached to, adjacent to, or detached from any other structure on the parcel, subject to subsections (c)(3) and (c)(4).

(2) *Size.* A second unit, and both of the units in a two-unit development, shall be no larger than 1,200 square feet in floor area each.

(3) *Height.* A second unit, and both of the units in a two-unit development, shall be no taller than 16 feet in height from ground level and shall be one-story. This maximum height requirement only applies to new construction. If a second unit will be located completely within an existing permitted structure, then this requirement does not apply; provided, that the existing structure either is permitted or the owner can demonstrate to the reasonable satisfaction of the City that the existing structure was built prior to January 1, 1990.

(4) *Setbacks.* No setback beyond the existing setback shall be required for an existing structure or for a unit constructed in the same location and to the same dimensions as an existing structure. In all other circumstances, second units, and both units of a two-unit development, shall be set back at least 4 feet from the side and rear lot lines.

(5) *Parking.*

(A) One off-street parking space is required for a second unit and one off-street parking space per unit is required for each unit of a two-unit development.

(B) Notwithstanding subsection (d)(5)(A), no parking spaces are required for a second unit or a two-unit development if either:

(i) The parcel is located within one-half mile walking distance of either a high-quality transit corridor, as defined in subsection (b) of Public Resources Code Section 21155, or a major transit stop, as defined in Public Resources Code Section 21064.3; or

(ii) There is a car share vehicle located within one block of the parcel.

(6) *Separate entrances.* A second unit, and both of the units in a two-unit development, shall have a separate entrance.

(7) Wastewater.

(A) Prior to issuance of a building permit for a second unit or either unit of a two-unit development, a video of the sewer lines that will be connected to the unit(s), or another appropriate sewer capacity test, may be required to show there are no sewer line constraints, as determined by the City Engineer. Any sewer line constraints shall be resolved to ensure adequate sewer capacity for all units on the parcel, as determined by the City Engineer, prior to issuance of a building permit.

(B) Prior to issuance of a building permit for a second unit or either unit of a two-unit development that will be connected to an onsite wastewater treatment system, the applicant shall provide documentation of a percolation test completed within the last five years, or, if the percolation test has been recertified, within the last ten years. If the City Engineer finds that the onsite wastewater treatment system is inadequate to serve the proposed units, the system shall be repaired, replaced, or otherwise modified to ensure adequate capacity for all units on the parcel, as determined by the City Engineer, prior to issuance of a building permit.

(8) Additional development standards. Except as provided in subsections (d)(1) through (d)(7), second units, and each unit of a two-unit development, shall comply with all development standards that would be applicable to a primary dwelling unit on the same parcel.

(9) Limitation on enforcement of development standards. With the exceptions of the setback requirements in subsection (d)(4) and the requirement to comply with all building codes, the City shall not enforce any development standard to the extent that it would have the effect of physically precluding the construction of a second unit or two-unit development on a parcel, or would physically preclude either the second unit or both units of a two-unit development from being at least 800 square feet in floor area.

(e) Total number of units.

(1) This Section does not authorize or require the approval of more than two primary dwelling units on a single parcel. For purposes of this subsection, "primary dwelling units" means dwelling units other than accessory dwelling units or junior accessory dwelling units.

(2) Notwithstanding any other provision in this Section, the approval of second units and two-unit developments on a parcel that

was created through an urban lot split shall be limited as described in Section 8-2.1606.

(f) *Design standards.* Second units, and each unit of a two-unit development, shall comply with all objective design standards that would be applicable to a primary dwelling unit on the same parcel.

(g) *Rental term.* Second units and the units in a two-unit development shall not be rented for a term of less than thirty-one (31) consecutive days.

SECTION 12. The residential section of the table in Section 8-5.6102 is revised as follows (new text in **bold underline**, deleted text in **~~bold strikethrough~~**):

<i>Residential</i>	<i>Number of Spaces</i>
One-family residence	2 spaces per unit.
Two-family residence	2 spaces per unit.
Mobile home parks	2 spaces (may be tandem) per unit. Plus 1 space for each 5 units for guest parking.
Multiple-family residences	1 space per studio apartment or 1 bedroom dwelling unit; 1.5 spaces per 2 bedroom dwelling unit; and 2 spaces per 3 or more bedroom dwelling unit. Plus 1 guest space for each 10 units.
Rooming houses, boarding houses, and bed and breakfast facilities	2 spaces, plus 1 space per room for rent.
<u>Accessory dwelling unit</u>	<u>See requirements in Section 8-5.5004.</u>
<u>Accessory dwelling unit, junior</u>	<u>See requirements in Section 8-5.5004.</u>
<u>Second unit or two-unit development</u>	<u>See requirements in Section 8-5.5005.</u>
<u>Second one-family residence in the R-1 District:</u>	
<u>— Housing with at least 1 resident required to be 62 years of age or older</u>	<u>1 space.</u>
<u>— Containing only 1 bedroom</u>	<u>1 space.</u>
<u>— Containing two or more bedrooms</u>	<u>2 spaces.</u>
Senior citizen housing projects	.6 of a space per dwelling unit for those projects restricted to tenants who are either 62 years of age or older, or are handicapped; or Senior citizen congregate care facility parking requirements may be adjusted on an individual project basis, subject to a parking study based on project location and proximity to services for senior citizens, including, but not limited to, medical offices, shopping areas, transit availability, etc.

SECTION 13. A definition of “Accessory dwelling unit” is added to Article 80, “Definitions,” and Section 8-5.8002 is renumbered to Section 8-5.8002a and revised, as follows (new text in **bold underline**):

Sec. 8-5.8002. - Accessory dwelling unit.

An attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with proposed or existing primary residence. An accessory dwelling unit includes (1) an efficiency unit, as defined in Health and Safety Code Section 17958.1, and (2) a manufactured home, as defined in Health and Safety Code Section 18007. This definition shall be interpreted to be consistent with the definition for “accessory dwelling unit” in Government Code Section 65852.2.

Sec. 8-5.8002a. - Accessory use.

A use **that is** incidental or subordinate to the existing primary use, is located upon the same lot, and does not alter the character of the principal use.

SECTION 14. A definition of “Junior accessory dwelling unit” is added to Article 80 of Chapter 5 of Title 8, “Definitions,” and Section 8-5.8029 is renumbered to Section 8-5.8029a, as follows (new text in **bold underline**):

Sec. 8-5.8029. - Junior accessory dwelling unit.

A residential dwelling unit that is no more than 500 square feet in size and is contained within a single-family residence. This definition shall be interpreted to be consistent with the definition for “junior accessory dwelling unit” in Government Code Section 65852.22.

Sec. 8-5.8029a. - Junk.

Any cast-off, damaged, discarded, junked, obsolete, salvage, scrapped, unusable, worn-out, inoperable or wrecked object, vehicle, thing or material composed in whole or in part of asphalt, brick, metal, paper, plaster, plaster of Paris, rubber, terra cotta, wool, cotton, cloth, canvas, organic matter or other substance, having no reasonably realistic market value or requiring reconditioning in order to be used for its original purpose.

SECTION 15. A definition of “Second unit” is added to Article 80 of Chapter 5 of Title 8, “Definitions,” and Section 8-5.8053 is renumbered to Section 8-5.8053a, as follows (new text in **bold underline**):

Sec. 8-5.8053. - Second unit.

A second residential dwelling unit, other than an accessory dwelling unit or junior accessory dwelling unit, on a parcel with one and only one existing residential unit that is not an accessory dwelling unit or junior accessory dwelling unit.

Sec. 8-5.8053a. - Senior congregate care facility.

A facility providing residence for senior citizens 60 years of age or more or handicapped people of any age. Care may include central kitchen and dining, laundry, recreational activities, etc. with separate bedrooms or living quarters. Nursing is not provided on a 24-hour basis.

SECTION 16. A definition of “Two-unit development” is added to Article 80 of Chapter 5 of Title 8, “Definitions,” as follows (new text in **bold underline**):

Sec. 8-5.8064a. - Two-unit development.

The simultaneous development of two new residential dwelling units on a parcel with no existing residential dwelling units other than an accessory dwelling unit.

SECTION 17. Section 8-5.8066 (definition of “Use, accessory”) is hereby deleted.

SECTION 18. Severability. If any provision(s) of this Ordinance or the application thereof to any person or circumstances is held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or application, and to this end the provisions of this ordinance are declared to be severable. The City Council hereby declares that they would have adopted this ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

SECTION 19. Submission to Department of Housing and Community Development. Pursuant to Government Code section 65852.2(h), a copy of this ordinance shall be submitted to the Department of Housing and Community Development within 60 days after adoption.

SECTION 20. Effective Date. This Ordinance shall be effective on the thirty-first day after its adoption.

This Ordinance was introduced on March 1, 2022, and duly adopted by the City Council of the City of Yuba City at its duly noticed regular meeting _____, 2022, by the following electronic vote:

AYES: Council Member(s):
NOES: Council Member(s):
ABSENT: Council Member(s):

Dave Shaw, Mayor
City of Yuba City

Attest:

Ciara Wakefield, Deputy City Clerk
City of Yuba City

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

CITY OF YUBA CITY

Future Agenda Items

- Councilmember Boomgaarden
- Councilmember Espindola
- Councilmember Harris
- Vice Mayor Kirchner
- Mayor Shaw

CITY OF YUBA CITY

Reports and Communications

The following reports and communication items are provided for the Council's information. No action can be taken on items under this section unless the Council agrees to include it on a subsequent agenda

City Manager's Report

CITY OF YUBA CITY

Reports and Communications

The following reports and communication items are provided for the Council's information. No action can be taken on items under this section unless the Council agrees to include it on a subsequent agenda

City Council Reports

- Councilmember Espindola
- Councilmember Harris
- Councilmember Boomgaarden
- Vice Mayor Kirchner
- Mayor Shaw

Adjournment